HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

2 Howe Street, Macclesfield, SK10 2QA

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Situated in a delightful and highly convenient location just moments from the picturesque Macclesfield Canal and open countryside, this charming one-bedroom cottage offers characterful accommodation within easy walking distance of a wide range of local amenities and the town centre.

The accommodation briefly comprises a living room, separate dining room and kitchen to the ground floor, whilst to the first floor there is a double bedroom and a bathroom. The property benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property benefits from a shared rear courtyard garden, providing a pleasant outdoor space ideal for relaxing or entertaining.

Perfect for first-time buyers, downsizers or investors alike, the cottage enjoys a warm and inviting feel whilst offering an excellent opportunity to enjoy both town and countryside living.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along the Hurdsfield Road (B5470) towards Rainow/Whaley Bridge. Having passed the Holy Trinity Church on the left hand side, Howe street is the second turning on the left-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Living Room
12'3 x 12'1
Composite front door with glazing inset. Exposed feature Cheshire brick with display shelf to one wall. Meter cupboard. Exposed timber ceiling beams. Spindle balustrade to the staircase. uPVC double glazed window. Double panelled radiator. Open way through to the Study

Dining Room
7'1 x 5'9
uPVC double glazed window. Double panelled radiator. uPVC door opening onto the rear garden. Open way through to the Kitchen.

Kitchen
8'7 x 5'8
Single drainer stainless steel sink with mixer tap and base cupboard below. An additional range of matching base and eye level units with contrasting work surfaces and contrasting work surfaces and tiled splashbacks. Gas cooker point. Wall-mounted Worcester Bosch combination condensing boiler. uPVC double glazed window.

First Floor

Landing
Spindle balustrade to the staircase. Loft access. Airing cupboard.

Bedroom
13'1 x 9'1
Floor to ceiling fitted wardrobe. uPVC double glaze window. Double panelled radiator.

Bathroom
The white suite comprises a panelled bath with central mixer tap and rainfall shower over, a pedestal washbasin with mixer tap and a low suite W.C. Partially tiled walls. uPVC double glazed window. Double panelled radiator.

Outside

Gardens
To the rear of the property there is an enclosed courtyard style shared garden.

Tenure
Leasehold - A term off 999 years from 1838. There is an annual ground rent of £0.51.

£129,000

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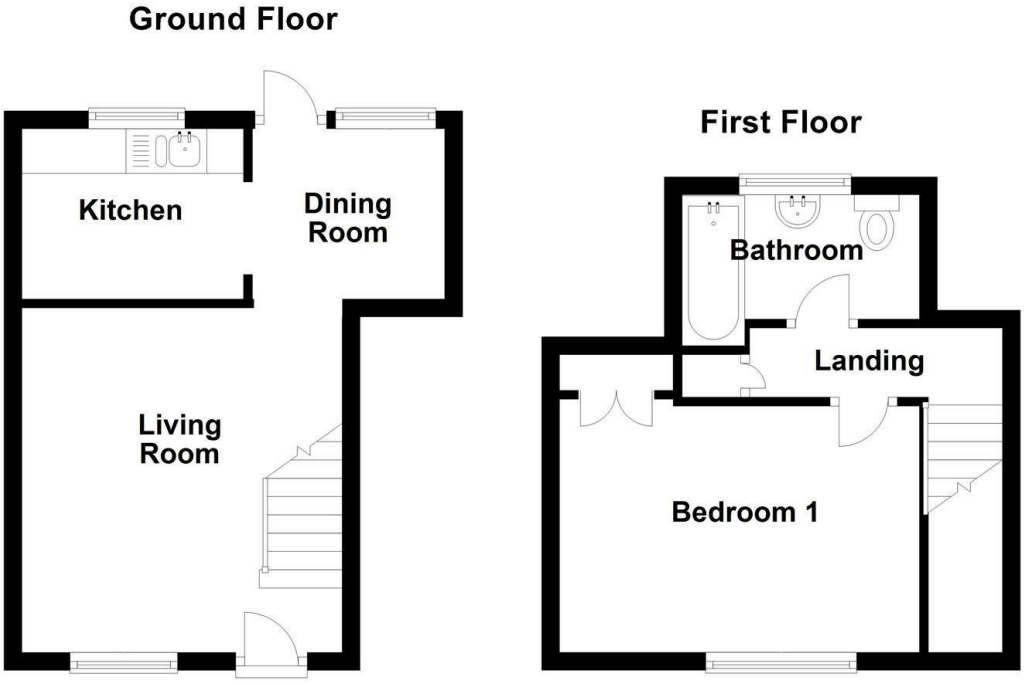

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