HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

45 Newton Street, Cheshire, SK11 6QZ

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Newton Street is a characterful, mid terrace cottage that provides spacious living accommodation and is situated just a stones-throw from the town centre. This terrace has all the makings of an excellent first purchase and would prove to be a lovely home for those looking to put their own stamp on a property.

The accommodation comprises; a lounge, dining room and kitchen to the ground floor whilst to the first floor, there are two bedrooms and a shower room. The property benefits from gas fired central heating and uPVC double glazing throughout.

To the rear of the property there is an enclosed shared courtyard garden with a lawned space that benefits from a southerly aspect.

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.

From the station proceed along Sunderland Street in the direction of Park Green. Continue across the lights into Park Street and into Park Lane. Take the fifth turning on the right into Newton Street where the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Lounge
11'05 x 9'02
Composite front door with glazing inset. Decorative exposed brick inglenook fireplace. Ceiling cornice. Picture rail. Meter cupboard. Wall light points. uPVC double glazed window. Double panelled radiator. Open way to the Dining Room.

Dining Room
11'05 x 10'09
Decorative inglenook fireplace. Shelving and cupboards to the chimney recess. Understairs storage cupboard. Handrail to the staircase. Double panelled radiator. Open way to the Kitchen.

Kitchen
11'01 x 7'02
Single drainer stainless steel sink unit with mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces. Integrated single oven with four ring gas hob and extractor hood over. Plumbing for a dishwasher. Plumbing for automatic washing machine. Space for a fridge/freezer. Partially tiled walls. Recessed spotlighting. uPVC double glazed window. uPVC door opening onto the rear garden. Double panelled radiator.

First Floor

Landing
Handrail to the staircase. Loft access.

Bedroom One
11'06 x 9'01
Shelving to the chimney recess. uPVC double glazed window. Double panelled radiator.

Bedroom Two
8'11 x 5'06
Cupboard housing the Baxi combination condending boiler. uPVC double glazed window. Single panelled radiator.

Shower Room
The white suite comprises a thermostic rainfall shower and additional shower attachment over, a pedestal wash basin with mixer tap and tiled splashback and a low suite W.C. Extractor fan. Electric shaver point. Recessed spotlighting. Tiled flooring. Chrome heated towel rail.

Outside

Gardens
To the rear of the property there is a communal south facing walled garden.

£158,000

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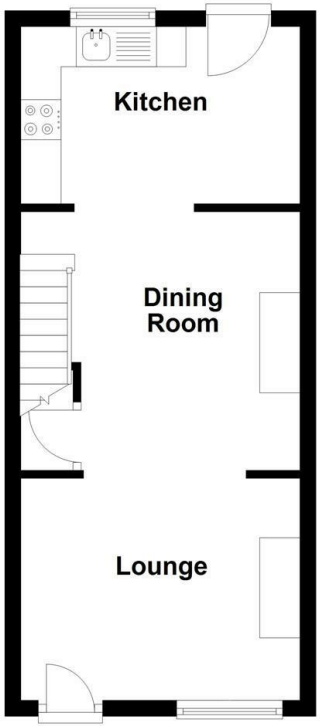
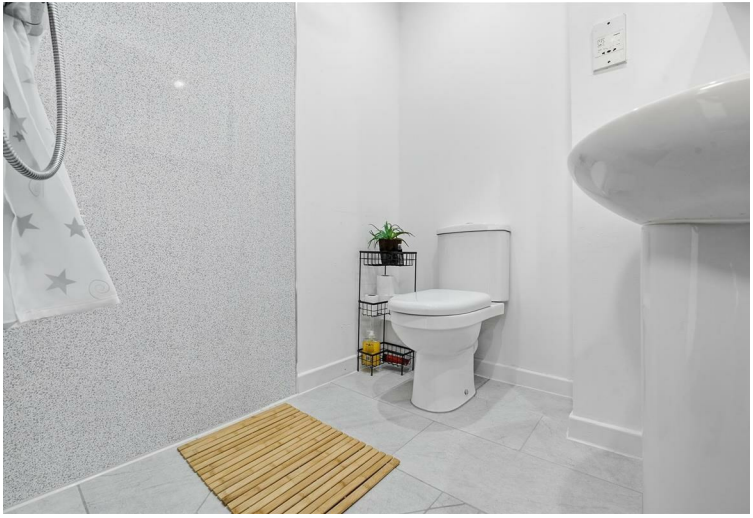
Ground Floor



First Floor



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