





179, Hurdsfield Road, Macclesfield, Cheshire SK10 2QX

This delightful three-storey weavers cottage is ideally situated within easy walking distance of Macclesfield town centre and the train station, offering superb convenience for the town's amenities and transport links.

Freshly decorated throughout, the property provides spacious and well-presented accommodation arranged over three floors. Benefiting from double glazing and gas-fired central heating, this charming home combines period character with modern comfort.

The ground floor features a welcoming lounge that flows through to a dining area, creating a warm and sociable living space, along with a nicely appointed kitchen. To the first floor there is a double bedroom with en-suite and a family bathroom, whilst to the second floor there are two further double bedrooms.

To the rear of the property there is a communal courtyard area.

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 Hurdsfield Road (B5470) signposted Whaley Bridge and the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Lounge

11'9 x 11'7

Ceiling cornice. Electric fire set within and attractive fireplace with timber surround and mantel. Meter cupboard and shelving to the chimney recesses. T.V. aerial point. uPVC double glazed window. Double panelled radiator. Open way through to the Dining Room.

Dining Area

11'4 x 9'0

Ceiling cornice. Under stairs storage cupboard. Shelving to the chimney recesses. Spindle balustrade to the staircase. Double panelled radiator.

Kitchen

11'7 x 6'0

One and a half bowl stainless steel sink unit with mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Integrated single oven with four ring gas hob and extractor hood over. Plumbing for a washing machine and dishwasher. Space for an up and over fridge/freezer. Cupboard housing the Main combination condensing boiler. Downlighting. Tiled flooring. uPVC double glazed window. uPVC door with double glazing inset opening onto the rear garden. Double panelled radiator.

First Floor

Landing

Spindle balustrade to the staircase. uPVC double glazed windows. Single panelled radiator.

Bedroom One

11'9 x 9'9

Fitted wardrobes to the chimney recesses with hanging rail and shelving. T.V. aerial point. uPVC double glazed window. Double panelled radiator.


En-suite

The suite comprises a tiled cubicle with thermostatic shower over, a pedestal washbasin and a low suite W.C. Downlighting. Tiled walls. Double panelled radiator.

Bathroom

The suite comprises a panelled bath with mixer tap, shower and screen, a pedestal washbasin with tiled splashback and a low suite W.C. Downlighting. Tiled walls. uPVC double glazed window. Double panelled radiator.

Second Floor**Landing**

Spindle balustrade to the staircase.

Bedroom Two

15'5 x 8'8

Loft access. uPVC double glazed window.. Double panelled radiator.

Bedroom Three

11'8 x 9'3

uPVC double glazed window. Double panelled radiator.

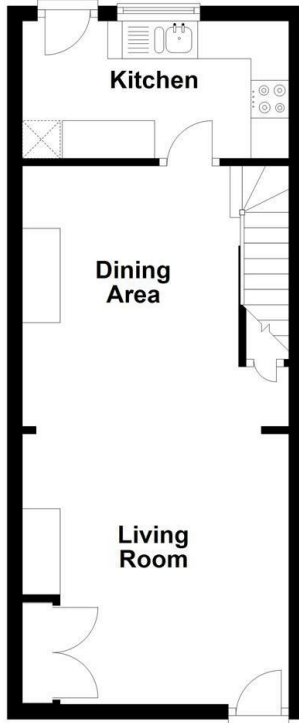
Outside**Communal Courtyard**

To the rear of the property is a paved communal yard.

£215,000

HOLDEN & PRESCOTT

Ground Floor



First Floor



Second Floor

