HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

39 Lord Street, Macclesfield, SK11 6SY

39, Lord Street, Macclesfield, Cheshire SK11 6SY

Located just a short walk from Macclesfield town centre and the railway station, this attractive two-bedroom mid-terrace home offers well-proportioned accommodation in a highly convenient and sought-after location.

The ground floor comprises a warm and welcoming lounge with a cosy open fire, a separate dining room, and a fitted kitchen. To the first floor are two good-sized bedrooms and a family bathroom. The property benefits from gas-fired central heating and uPVC double-glazed windows, with the front elevation enhanced by charming sash-style windows.

Externally, the fully enclosed rear garden features a stone-flagged patio area and a lawn, creating a pleasant and private space for outdoor relaxation.

Offered to the market with no onward chain, this property represents an excellent opportunity for a wide range of purchasers seeking a well-located and appealing home.

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 taking the second turning on the left into Lord Street where the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Lounge
12'11 x 12'00
Open fire with tiled surround and hearth. Meter cupboard to the chimney recess. Built-in shelving. Deep skirting boards. Double glazed sash window. Sliding doors with opaque glazing to the Dining Room. Double panelled radiator.

Dining Room
11'06 x 9'11
Understairs storage cupboard with shelving. Deep skirting boards. uPVC double glazed window. Double panelled radiator.

Kitchen
8'11 x 6'00
Single drainer stainless steel sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated single oven. Integrated four ring induction hob with extractor hood over. Plumbing for automatic washing machine. Ideal combination condensing boiler. uPVC double glazed window. uPVC door opening onto the rear garden.

First Floor

Landing
Handrail to the staircase. Airing cupboard. Loft access. Deep skirting boards. Single panelled radiator.

Bedroom One
12'00 x 11'08 to the wardrobes
Floor to ceiling wardrobes to the chimney recess. Ceiling cornice. Stripped oak flooring. Deep skirting boards. Double glazed sash window. Double panelled radiator.

Bedroom Two
11'05 x 6'10
Shelving to the chimney recess. Deep skirting boards. Internal window. uPVC double glazed window. Single panelled radiator.

Bathroom
The white suite comprises a panelled bath with mixer tap and thermostatic shower over, a pedestal washbasin with mixer tap and a low suite W.C. Partially tiled walls. Extractor fan. uPVC double glazed window. Vertical chrome heated towel rail.

Outside

Gardens
The garden to the rear if fully enclosed and includes a stone-flagged patio, raised lawn and a futher patio seating area. Included within the sale is a timber built garden shed.

Tenure
Freehold

£179,950

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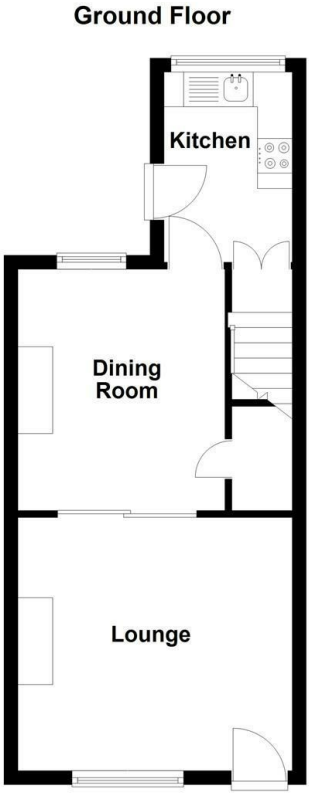

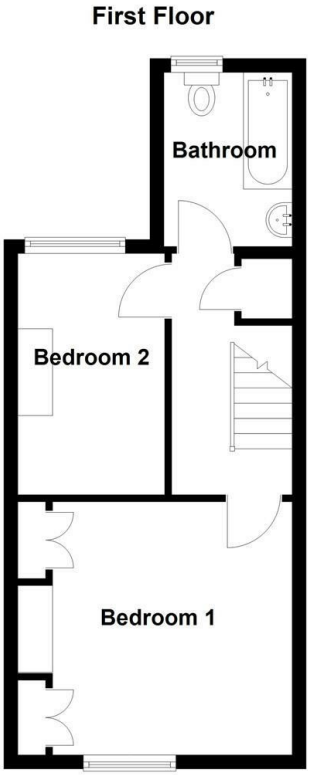

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