

## 86, High Street, Macclesfield, Cheshire SK11 7QQ

Located within the desirable High Street Conservation Area, this characterful, classically styled terraced cottage combines period charm with modern convenience, just a short walk from Macclesfield town centre and the railway station.

The well-proportioned accommodation includes a lounge and fitted kitchen to the ground floor whilst upstairs, there are two comfortable bedrooms and a contemporary shower room, making the property ideal for first-time buyers, downsizers, or investors. Additional features include gas-fired central heating, providing warmth and comfort throughout the year.

Externally, the property benefits from a lovely private garden, framed by walls and fencing and adorned with mature trees and shrubs, providing a tranquil outdoor setting.

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 Mill Lane (A523) towards Leek. At the 'Macc' public house take the next turning on the right into Mill Road and follow the road round into High Street where the property can be found on the left hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## Ground Floor

### Living Room

12'03 x 11'10

Composite front door with glazing inset. Feature fireplace. Meter cupboards. Built-in shelving and cupboards. Laminate flooring. uPVC double glazed window. Single panelled radiator. Open way to the Kitchen.

### Kitchen

12'02 x 10'01

One and a half bowl single drainer stainless steel sink with mixer tap and base unite below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated Hotpoint single oven. Integrated four ring Zanussi induction hob with extractor hood over. Plumbing for automatic washing machine. Space for a fridge/freezer. Handrail to the staircase. Tiled flooring. uPVC double glazed window. uPVC door opening onto the rear garden. Single panelled radiator.

## First Floor

### Landing

Handrail to the staircase. Loft access. Wall-mounted Glow Worm combination condensing boiler.

### Bedroom One

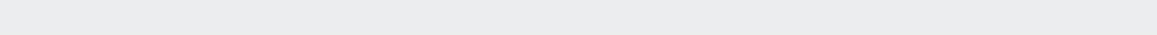
12'01 x 11'11

uPVC double glazed window. Single panelled radiator.

### Bedroom Two

9'09 x 5'05

Storage cupboard. uPVC double glazed window. Single panelled radiator.



### **Shower Room**

The white suite comprises a fully tiled cubicle with thermostatic shower over, a pedestal washbasin with mixer tap and storage below and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Ceiling cornice. Fully tiled walls. Tiled flooring. Chrome heated towel rail.

### **Outside**

### **Gardens**

To the rear of the property lies a delightful, secluded garden, enclosed by a combination of fenced and walled borders and attractively enhanced by mature trees and shrubs, offering a serene and private outdoor retreat.

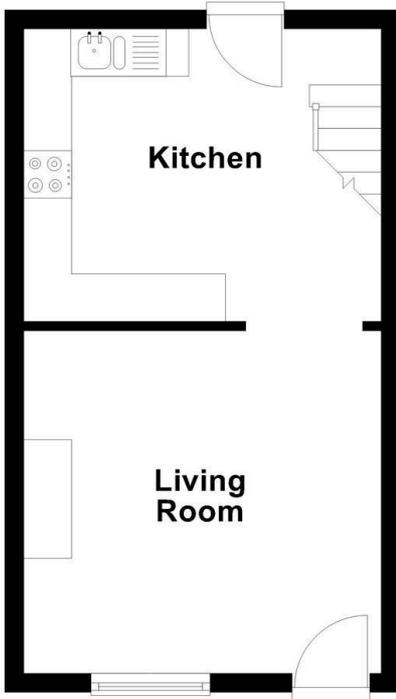
### **Tenure**

Leasehold. A term of 999 years from 1825. There is an annual ground rent of £9.44.

**£157,500**

**HOLDEN & PRESCOTT**

**Ground Floor**



**First Floor**

