HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

74 St. Georges Street, Macclesfield, SK11 6TD





74, St. Georges Street, Macclesfield, Cheshire SK11 6TD

An attractive three-storey mews property offering a fantastic alternative to the more traditional cottage-style home. Ideally positioned in a convenient location, this unique property combines charm and practicality, with the added benefit of a rare garage and private parking space.

The accommodation is thoughtfully arranged over three floors. The ground floor features a living room enjoying views towards the surrounding hills, together with a fitted kitchen. To the first floor are two generous double bedrooms and a bathroom. The lower ground floor provides a substantial garage along with a useful utility/workshop area, with access to the garage and parking available via Lord Street.

The property benefits from electric storage heating and uPVC double glazing throughout. Offered at a competitive price, it presents an excellent opportunity for purchasers looking to create a comfortable home with some scope for modernisation and personalisation.

No onward chain.

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 our office, proceed towards the station, turning right onto Sunderland Street. Proceed through the next two sets of traffic lights into Park Street. Take the first left into Lord Street, and at the end of the road, turn right onto Chapel Street and left onto St George's Street. 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

Kitchen
11'5 x 7'7
Composite front door with glazing inset and adjoining. Single drainer stainless steel sink 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 with four ring induction hob and extractor hood over. Integrated fridge/freezer. uPVC double glazed window. Electric storage heater.

Living Room
18'4 x 11'4 max
Ceiling cornice. T.V. aerial point. Handrail to the staircase. Door leading to the lower ground floor. Two uPVC double glazed windows. Electric storage heater.

First Floor

Landing
Handrail to the staircase. Loft access.

Bedroom One
11'5 x 9'8 max
Two uPVC double glazed windows. Electric storage heater.

Bedroom Two
11'5 x 7'6
Built-in storage cupboard. Two uPVC double glazed windows. Electric storage heater.

Bathroom
The suite comprises a panelled bath with electric Triton shower over, a pedestal washbasin and a low suite W.C. Storage cupboard housing the hot water cylinder. Extractor fan. Partially tiled walls. Tiled flooring.

Lower Ground Floor

Hall
Composite door with glazing adjoining. Handrail to the staircase. Electric storage heater.

Garage
18'3 x 11'6
Hardwood doors. Power and light. Shelving. Cold water tap.

Outside

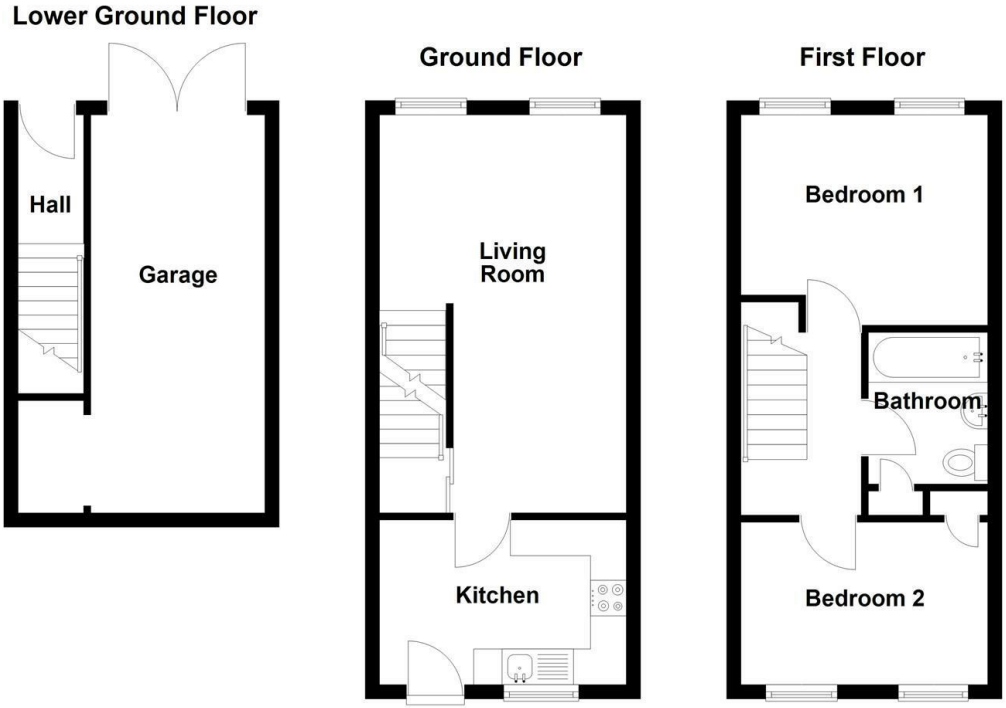
Parking
To the rear of the property, there is access to off-street parking via Lord Street.

Tenure
Freehold.

£205,000

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