HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

17 St. Georges Street, Macclesfield, SK11 6TG

SHOOT
01-06-2019
ALEXANDER MCQUEEN

17, St. Georges Street, Macclesfield, Cheshire SK11 6TG

Situated in a highly desirable location just a short walk from Macclesfield town centre, this beautifully presented three-storey weaver's cottage perfectly combines period charm with modern convenience. Thoughtfully updated in recent years, the property offers a stylish and versatile living space suited to a variety of buyers.

The ground floor features a bright and welcoming living room alongside a well-appointed breakfast kitchen. On the first floor, there are two spacious bedrooms, complemented by a contemporary and elegantly finished shower room.

A true highlight of the home is the impressive third-floor garret bedroom, extending to approximately 21 feet. This unique space is filled with natural light from both Velux and traditional windows, while exposed wooden beams add character and warmth. It also benefits from a sleek en-suite bathroom.

Throughout the property, charming period features such as feature fireplaces and sash windows are beautifully preserved, while modern comforts including gas-fired central heating ensure practicality.

Externally, the enclosed rear garden has been thoughtfully designed to make the most of its desirable south-westerly aspect. It includes a stone-flagged patio, a raised gravel seating area, and attractive brick-built flower beds—perfect for relaxing or entertaining outdoors.

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 along Sunderland Street turning left at the main traffic lights onto Mill Lane. Proceed along Mill Lane. Bear right at the next set of lights. Turn right onto Mill Road and take the second right into St. Georges Street and 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

Living Room
13'05 x 12'02
Solid wood front door. Cast-iron multi-fuel stove set within a recessed tiled fireplace with stone hearth and timber mantel. Recessed spotlighting. Shelving and cupboards to the chimney recess. Deep skirting boards. Sash window. Double panelled radiator.

Breakfast Kitchen
13'03 x 9'05
One and a half bowl inset composite sink with mixer tap and base unit below. An additional range of matching base and eye level units with wood block work surfaces over. Space for a range style cooker with extractor hood and spotlighting over. Plumbing for dishwasher. Space for wine cooler. Understairs pantry/storage cupboard with lighting. Tiled flooring. Deep skirting boards. Handrail to the staircase. uPVC door opening onto the rear garden. Single glazed window. Column radiator.

First Floor

Landing
Handrail to the staircase. Exposed timber ceiling beam. Recessed spotlighting. Deep skirting boards.

Bedroom Two
13'02 x 9'06
Feature cast iron open grate fireplace. Understairs storage cupboard with shelving. Recessed spotlighting. Deep skirting boards. Sash window. Column radiator.

Bedroom Three
9'04 x 8'07
Feature cast iron open grate fireplace with tiled hearth. Recessed spotlighting. Cupboard with shelving housing the Worcester Bosch combination condensing boiler. Recessed spotlighting. Deep skirting boards. Window. Column radiator.

Shower Room
The white suite comprises a fully tiled cubicle with thermostatic rainfall shower over, a washbasin with mixer tap and vanity storage cupboard below and a low suite W.C. Extractor fan. Recessed spotlighting. Partially tiled walls. Tiled flooring. Chrome heated towel rail.

Second Floor

Bedroom One
20'11 x 12'02
Vaulted ceiling. Exposed timber ceiling beams. Downlighting. Spindle balustrade to the staircase. Deep skirting boards. Velux window. Window. Two column radiators.

En-suite Bathroom
Panelled bath with central mixer tap, thermostatic rainfall shower and shower screen. Washbasin with mixer tap and vanity storage cupboard below. Low suite W.C. Extractor fan. Cupboard housing plumbing for an automatic washing machine and space for tumble dryer. Exposed timber ceiling beam. Downlighting. Partially tiled walls. Tiled flooring. Deep skirting boards. uPVC double glazed window. Chrome heated towel rail. Column radiator.

Outside

Gardens
To the rear of the property lies a private, fully enclosed courtyard-style garden, enhanced by ambient lighting, offering a charming and tranquil space for relaxation and outdoor enjoyment.

Tenure
Freehold

£270,000

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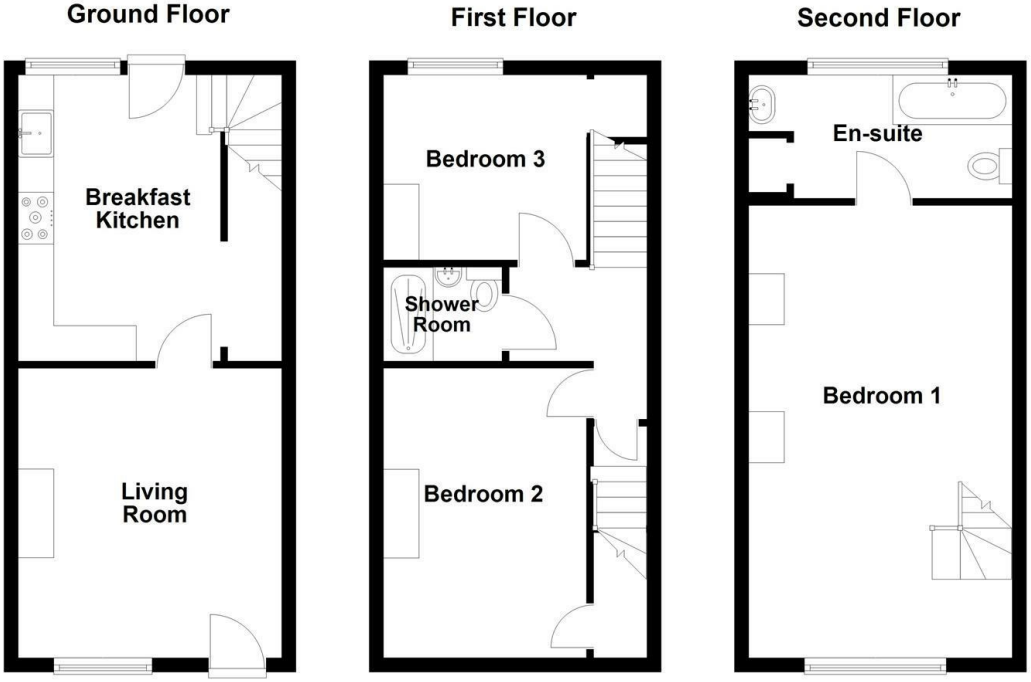

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1-3 Church Street, Macclesfield, Cheshire, SK11 6LB
T: 01625 422244 W: www.holdenandprescott.co.uk
F: 01625 869 999 E:contact@holdenandprescott.co.uk