HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

4 Crompton Road, Macclesfield, SK11 8DS

4, Crompton Road, Macclesfield, Cheshire SK11 8DS

Situated in a convenient and well-connected location, this attractive rendered two-bedroom terraced property offers beautifully presented accommodation, ready for immediate occupation. Ideally placed within walking distance of a range of local amenities, Macclesfield town centre and excellent transport links, the property is perfectly suited to first-time buyers, downsizers and investors alike.

The accommodation briefly comprises a welcoming living room and a well-appointed kitchen to the ground floor. To the first floor are two generously proportioned bedrooms and a family bathroom. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property enjoys a delightful enclosed, private rear garden, bordered by mature hedging and benefitting from a highly desirable south-westerly aspect, creating an excellent sun trap ideal for enjoying the afternoon and evening sunshine.

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 Chester Road and shortly before the roundabout with the Regency Hospital turn left into Crompton Road and the property can be found on the right hand side.

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Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Living Room
12'1 x 11'9
Composite front door with glazing inset. Meter cupboard to the chimney recess. Exposed Cheshire brick chimney breast. Wall light points. uPVC double glazed window. Double panelled radiator.

Kitchen
11'8 x 8'7
One and a half bowl 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 Zanussi single oven. Integrated four ring gas hob with extractor hood over. Space for fridge. Space for freezer. Plumbing for automatic washing machine. uPVC double glazed window. uPVC door opening to the rear garden. Double panelled radiator.

First Floor

Landing
Cupboard housing the Alpha Eco Plus combination condensing boiler.

Bedroom One
9'3 x 8'7
Built-in wardrobe. Two uPVC double glazed windows. Double panelled radiator.

Bedroom Two
11'10 x 9'11 reducing to 6'10
Loft access. uPVC double glazed window. Double panelled radiator.

Bathroom
The white suite comprises a panelled bath with central mixer tap and electric Triton shower over, a washbasin with mixer tap and a low suite W.C. Built-in storage cupboard. Extractor fan. Partially tiled walls. Dado rail. uPVC double glazed window. Double panelled radiator.

Outside

Gardens
The fully enclosed private garden to the rear has been effectively arranged to create a peaceful outdoor haven in which to relax and enjoy.

Tenure
Leasehold - A term of 976 years from 1845. There is an annual ground rent of £15.00.

£169,950

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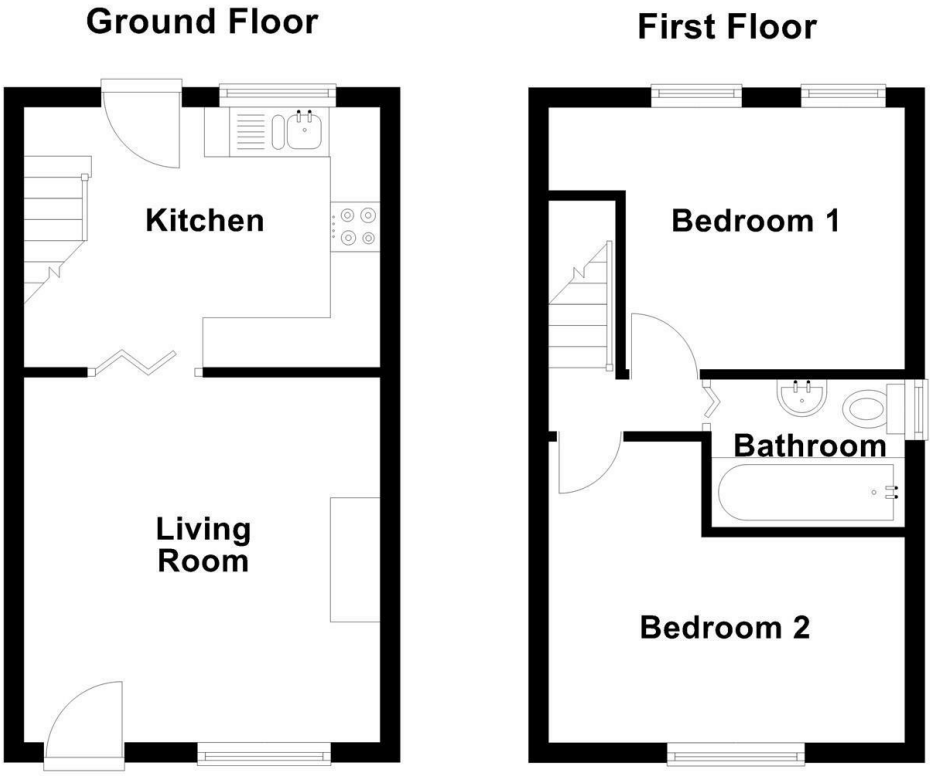

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