HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

17 Allen Street, Macclesfield, SK11 7AB

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This beautifully presented two-bedroom mid-terrace home has recently undergone full modernisation, creating a true turn-key property ready to move into with the minumum of fuss. Tucked away on a small unadopted street just off Brook Street, the home enjoys a quiet setting while remaining within easy walking distance of Macclesfield town centre and the railway station. This attractive home offers an excellent opportunity for those seeking their first step onto the property ladder or a ready-to-let investment in a highly convenient central location.

The ground floor comprises; a living room and a fully refurbished kitchen, designed with contemporary finishes. Upstairs, there are two well-proportioned bedrooms and a modern shower room. The property benefits from gas fired central heating and uPVC double glazing throughout.

To the rear, there is a neat private courtyard garden, ideal 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.

From the station proceed along Sunderland Street in the direction of Park Green. Take the first turning on the left hand side into Brook Street and Allen Street can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Living Room
11'09 x 10'11
Composite front door with glazing inset. Meter cupboard to the chimney recess. uPVC double glazed leaded style window with plantation shutters. Double panelled radiator.

Kitchen
11'09 x 10'07
Single drainer stainless steel sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with woodblock work surfaces over. Integrated single oven with four ring induction hob and extractor hood over. Integrated dishwasher. Integrated fridge/freezer. Plumbing for automtic washing machine. Vaillant combination condensing boiler. Recessed spotlighting. Handrail to staircase. uPVC double glazed window. uPVC door opening onto the rear garden. Double panelled radiator.

First Floor

Landing
Handrail to the staircase. Loft access.

Bedroom One
11'09 x 10'11 max
Storage cupboards to the chimney recess. uPVC double glazed leaded style window with plantation shutters. Double panelled radiator.

Bedroom Two
10'07 x 6'00 max
uPVC double glazed window. Double panelled radiator.

Bathroom
The white suite compises a cubicle with thermostatic shower over, a hand washbasin with splashback and vanity storage below and a low suite W.C. Wall-mounted mirror with integral LED lighting. Recessed spotligting. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Outside

Gardens
A private courtyard garden, fully enclosed for added privacy and security and a pleasant outdoor space offers the perfect setting for relaxation, alfresco dining, or morning coffee.

Leasehold
The residue of 999 years starting in March 1842. There is an annual ground rent of £5.00.

£170,000

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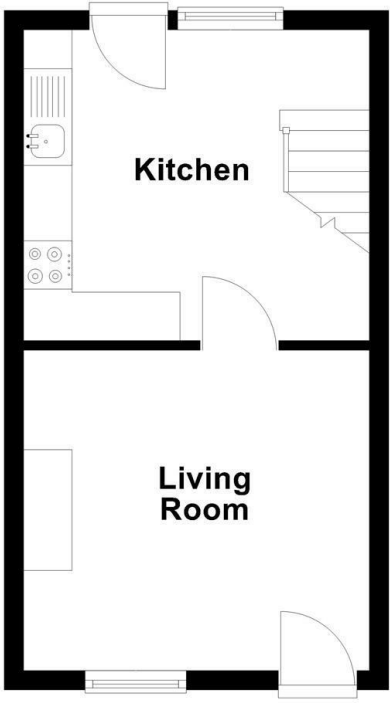
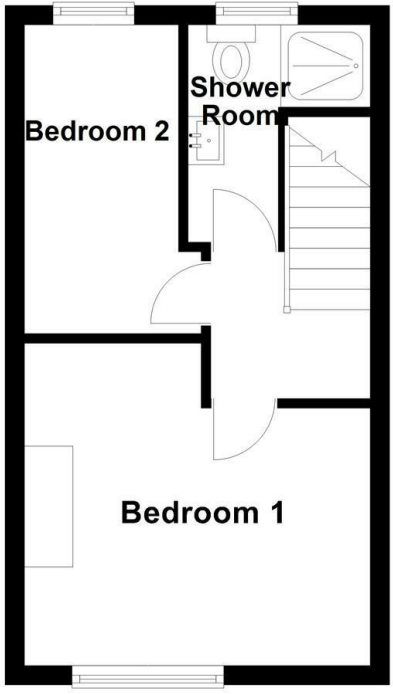
Ground Floor



First Floor



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