HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

44 Fountain Street, Macclesfield, SK10 1JN

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This two-bedroom terraced house is situated just off Buxton Road, making it an excellent opportunity for a first-time buyer or anyone seeking a well-located home. The property benefits from convenient access to the local amenities along Buxton Road and is ideally positioned between the scenic hills of the Peak District and the town centre. A nearby railway station also provides good transport links for commuters.

The accommodation is arranged over two floors. On the ground floor, the property features a comfortable living room and a kitchen. Upstairs, there are two well-proportioned bedrooms along with a well-presented shower room.

The house further benefits from gas central heating and uPVC double-glazed windows, helping to provide warmth and improved energy efficiency.

To the rear of the property is a private garden, offering a pleasant outdoor space ideal for relaxing, entertaining, or simply enjoying some fresh air.

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 under the railway bridge continuing straight ahead up the Buxton Road turning third right into Flint Street. At the end of Flint Street turn right into Fountain Street.

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Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Living Room
12'6 x 11'8
uPVC front door with glazing inset. Fireplace with timber surround and mantel. T.V. aerial point. uPVC double glazed window. Double panelled radiator.

Kitchen
9'4 x 9'0
One and a half bowl stainless steel sink unit with mixer tap and base cupboard below. An additional range of matching base and eye level units with contrasting work surfaces and white tiled splashbacks. Integrated single oven with four ring gas hob and extractor hood over. Plumbing for washing machine. Space for an up and over fridge/freezer. Laminate flooring. Door to the cellar. uPVC double glazed window. uPVC stable door with glazing inset opening onto the rear garden. Single panelled radiator.

Cellar
Stone steps leading down to the cellar. Power and light. Single panelled radiator.

First Floor

Landing
Loft access.

Bedroom One
11'8 x 8'6
uPVC double glazed window. Double panelled radiator.

Bedroom Two
9'1 x 7'1
Large storage cupboard housing the combination condensing boiler. uPVC double glazed window. Single panelled radiator.

Shower Room
The suite comprises a fully tiled cubicle with thermostatic shower over, a pedestal washbasin with mixer tap and tiled splashback and a low suite W.C. Extractor fan. Tiled flooring. Single panelled radiator.

Outside

Garden
To the rear of the property there is a flagged cottage style garden with fenced and walled borders and also the advantage of an outside tap.

£169,950

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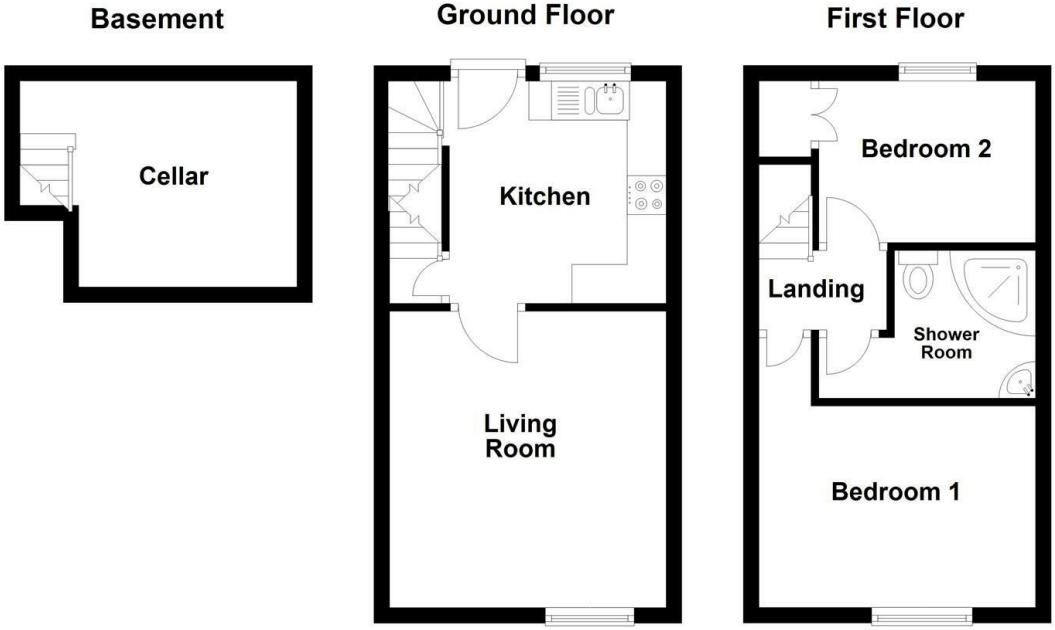

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