



# 10 London Road, Macclesfield, Cheshire, SK11 7UB

**\*\* NO ONWARD CHAIN \*\*** This stylish two double bedroom mews property is conveniently located within close proximity of Lyme Green retail part, the town centre and its excellent public transport links. In brief the property comprises; entrance hallway, utility room/WC, breakfast kitchen and living room. To the first floor there are two double bedrooms and a bathroom fitted with a white suite. Externally, steps lead down to a large patio area providing an excellent area to sit and relax with friends and family. A courtesy gate to the rear with access to the carpark.

## £215,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

#### Directions

Travel out of Macclesfield along the Silk Road in a southerly direction and continue onto Mill Lane, which turns into Cross Street and then London Road where the property will be found on the left hand side.

#### Entrance Hallway

Accessed via a composite front door. LVT floor. Stairs to first floor landing. Radiator.

#### Utility/Downstairs WC

8'5 x 5'7

Fitted with a range of base units. Stainless steel sink unit with mixer tap and drainer. Space for a washing machine and tumble dryer. Push button low level WC. LVT floor. Extractor fan. Double glazed window to the front aspect. Radiator.

#### Breakfast Kitchen

15'2 x 10'0

Fitted with a stylish range of base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood above and oven below. Integrated fridge/freezer. and dishwasher all with matching cupboard fronts. Recessed ceiling spotlights. LVT floor. Radiator. Breakfast bar with stool recess separating the kitchen area from the living area.

#### Living Room

13'0 x 11'0

Decorated in neutral colours and fitted with double glazed French doors to the rear garden. Radiator.

### Stairs To The First Floor

Built in airing cupboard housing a Worcester boiler. Radiator.

### Bedroom One

13'0 x 10'5

Double bedroom with double glazed window to the rear aspect. Radiator.

### Bedroom Two

13'0 x 11'0 max

Double bedroom with ample space for a king size bed. Fitted with a range of floor to ceiling wardrobes with mirrored front. Access to the loft space. Two double glazed windows to the front aspect. Radiator.

### Bathroom

Fitted with a panelled bath with shower over and screen to the side, push button low level WC and pedestal wash hand basin. Tiled floor and part tiled walls. Recessed ceiling spotlights. Chrome ladder style radiator.

### Outside

### Garden

Private courtyard garden with steps down to an additional patio with ample space for Rattan furniture. Courtesy gate to the rear with access to the carpark.

### Parking

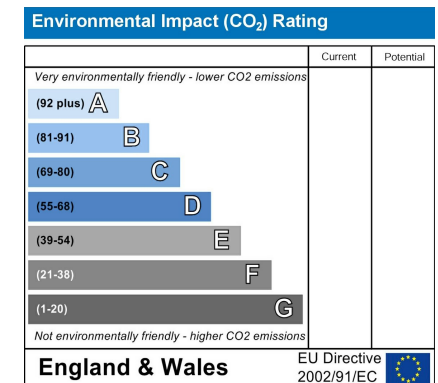
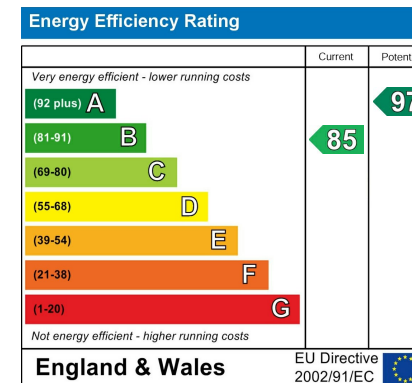
Allocated parking space to the rear.

### Tenure

The vendor has advised that the property is Freehold and that the council tax band is B. We would advise any perspective buyer to confirm these details with their legal representative.

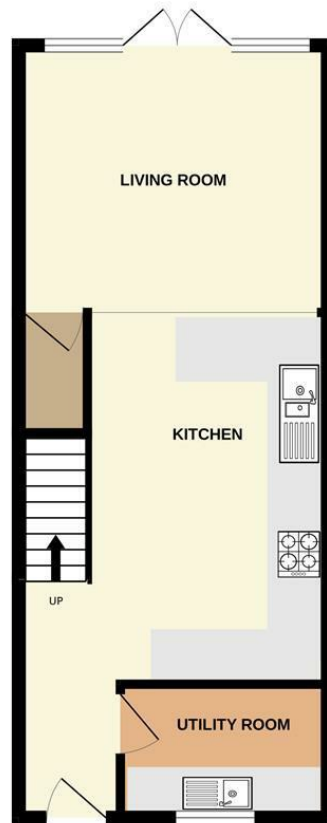
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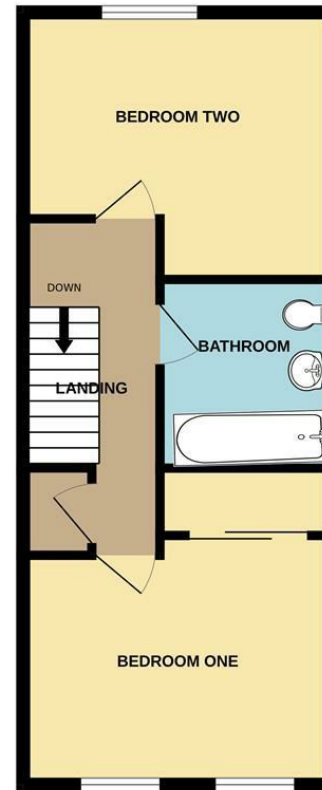




GROUND FLOOR



1ST FLOOR



Measurements are Approximate. Not to scale. Illustrative purposes only.  
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