





## 16, Chapel Street, Macclesfield, Cheshire SK11 6TA

Chapel Street is a pleasant location for this three storey weavers cottage being within a brisk walk of Macclesfield town centre with all of its associated amenities. The property has many period features but is now at the stage whereby it would benefit from some updating and modernisation which has been taken into consideration with this attractive asking price.

The accommodation is warmed by gas fired central heating and in brief comprises an entrance hall, lounge and kitchen on the ground floor, a bedroom and bathroom to the first and two further bedrooms to the second floor.

To the rear there is a pleasant flagged communal garden.

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 the A523 (Leek Road) turning right into Mill Road after a short distance and then take the second right into Lord Street and then right into Chapel Street and the property can be found on the left hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## **Entrance Hall**

Tiled flooring. Radiator.

## **Lounge**

11'3 x 11'0

Cast iron fireplace set upon a slate hearth with a stone fire surround. Meter cupboard. Sash windows. Double doors to kitchen.

## **Kitchen**

11'4 x 12'6

A single drainer stainless steel sink unit with base unit below. An additional range of matching base and eye level units with contrasting work surfaces. Plumbing for automatic washing machine. Gas cooker point. Tiled flooring. Understairs storage cupboard. Double panelled radiator.

## **First Floor**

### **Landing**

### **Bedroom One**

14'11 x 11'4 max

Sash window. Dimmer switch. Double panelled radiator.

### **Bathroom**

A white suite comprising a panelled bath with mixer tap and thermostatic shower over. Pedestal wash basin. Low suite W.C. Radiator.

## **Second Floor**

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**Landing**

Loft access.

**Bedroom Two**

14'10 x 8'11 increasing to 11'9

Sash window. Radiator.

**Bedroom Three**

8'7 x 7'8

Airing cupboard housing a gas central heating and domestic hot water combination boiler. Double panelled radiator.

**Outside**

To the rear of the property there is pleasant paved communal yard.

**Asking Price £155,000**

**HOLDEN & PRESCOTT**





