





## 96, Bridge Street, Macclesfield, Cheshire SK11 6PZ

NO ONWARD CHAIN.

This three storey terrace lies a stone's throw from the town centre and is presented in good order throughout and with no ongoing chain. It is a great opportunity to acquire a smart, quirky and ideally located property in which to live. This property would be an ideal purchase for "first-time buyers" and "buy to let investors" alike.

The property comprises a breakfast kitchen to the upper ground floor and a living room to the lower ground floor whilst to the first floor, there are three bedrooms and a bathroom. The property benefits from gas fired central heating and uPVC double glazing throughout.

To the rear of the property there is a shared, paved courtyard which would serve as a pleasant outside seating area.

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 town centre, head up Hibel road taking a left turning at the roundabout and following the road up to roe street. Head along Roe Street then turn left into Bridge Street and the property is the third terrace down on the left hand side.

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

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## Ground Floor

### Breakfast Kitchen

13'05 x 11'09

Composite front door. One and a half bowl stainless steel sink unit with mixer tap and base unit below. An additional range of base and eye level units with matching island breakfast bar/work station, all with contrasting work surfaces. Built-in electric oven with four ring gas hob and stainless steel extractor hood over. Built-in fridge/freezer. Space for washing machine. Two uPVC double glazed windows. Partially tiled walls. Recessed spotlighting. Laminate flooring. Spindle balustrade to staircase. Dado rail Double panelled radiator.

## Lower Ground Floor

### Living Room

12'07 x 11'06

Recessed spotlighting. T.V. aerial point. Cupboard housing the combination style condensing boiler. Exposed painted beams. uPVC double glazed windows. uPVC back door. Double panelled radiator.

## First Floor

### Landing

Spindle balustrade to the staircase. Double panelled radiator.

### Bedroom One

11'09 x 8'00

uPVC double glazed window. Double panelled radiator.

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**Bedroom Two/Study**

10'09 x 8'00

Loft access. uPVC double glazed window. Double panelled radiator.

**Bedroom Three**

8'10 x 5'07

uPVC double glazed window. Double panelled radiator.

**Bathroom**

The white suite comprises a panelled bath with mixer tap and electric shower over, pedestal wash basin with mixer tap and a low suite W.C. Partially tiled walls. Extractor fan. uPVC double glazed window. Double panelled radiator.

**Outside**

To the rear of the property is a shared courtyard style garden area.

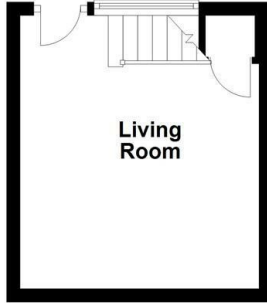
**Tenure**

The property is leasehold with a term of 980 years that started in 1824. There is an annual ground rent of £8.17s.4d.

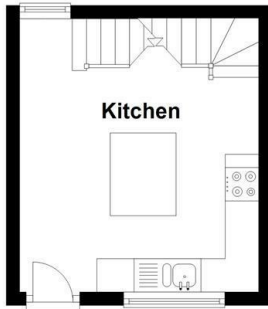
**£174,950**

**HOLDEN & PRESCOTT**

Lower Ground Floor



Ground Floor



First Floor

