







## 100, Moss Lane, Macclesfield, SK11 7XH

Situated a short distance from the town centre and railway station, this well-kept property offers great potential but is now in need of some general modernisation. The spacious living spaces however make this an ideal purchase for buy to let investors and first time buyers alike.

The property comprises; an entrance hall, kitchen and a living room to the ground floor whereas to the first floor, there are two double bedrooms and a bathroom. The property benefits from gas fired central heating and uPVC double glazing throughout.

To the front of the property, there is a driveway for one car and a dwarf brick wall bordering a small front garden. To the rear of the property, there are steps leading down to a flagged private courtyard with fenced borders and brick-built flowerbeds.

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.

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

## **Ground Floor**

### **Entrance Hall**

Composite front door. Cupboard housing the gas and electric meters. Laminate flooring. Single panelled radiator.

### **Kitchen**

Single drainer stainless steel single sink unit with mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces over. Bult-in electric oven and four ring gas hob with extractor hood over.

Space for fridge/freezer. Cupboard housing the combination style condensing boiler. Laminate flooring. Partially tiled walls. uPVC double glazed window. Double panelled radiator.

### **Living Room**

Wall light points. Laminate flooring. uPVC double glazed sliding patio doors to the garden. Double panelled radiator. Single panelled radiator.

## **First Floor**

### **Landing**

Handrail to staircase. Loft access.

### **Bedroom One**

Storage cupboard. uPVC double glazed window. Single panelled radiator.

### **Bedroom Two**

uPVC double glazed window. Single panelled radiator.



### **Bathroom**

The white suite comprises a panelled p-shaped bath with Triton thermostatic shower and screen over, a pedestal wash basin and a low suite W.C. Partially tiled walls. Laminate flooring. uPVC double glazed window. Double panelled radiator.

### **Outside**

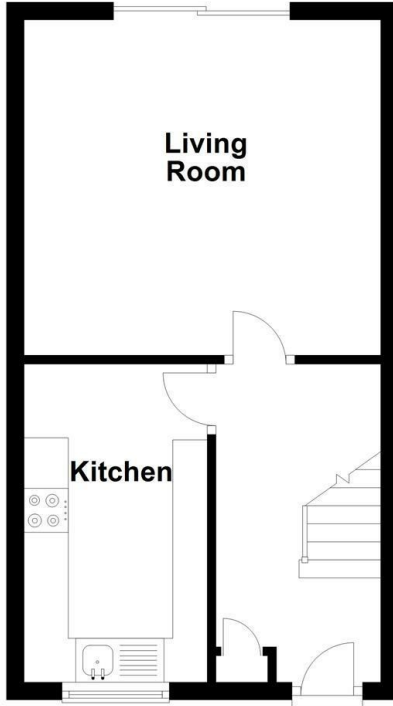
### **Garden**

To the front, the property is set back behind a brick built dwarf wall where there is also parking for one vehicle. Access to the rear of the property is from the lounge via a set of steps with wrought iron handrails which lead to a paved patio area with a brick built raised bed, all of which is fully enclosed within fenced borders.

**£139,950**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor

