





## 54, Peel Street, Macclesfield, Cheshire SK11 8BL

Peel Street is a favoured location and justifiably so with its close proximity to the town centre and South Park being two major features. This mid terrace cottage is presented in an excellent decorative order and characterised by the bright and stylish accommodation. This would make an ideal purchase for those looking to get a foot on the property ladder.

The property comprises a lounge, dining kitchen and utility room on the ground floor and two bedrooms and a bathroom to the first. All of the rooms are well decorated and the fittings in both the kitchen and bathroom are modern and in good order. The property benefits from gas fired central heating and is complimented with uPVC double glazing throughout.

To the rear there is a private flagged garden with fenced borders that would make for an excellent seating area in which to relax.

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 along Sunderland Street in the direction of Park Green. Continue across the traffic lights onto Park Street and beyond the mini roundabout onto Park Lane. Take the second turning on the left into Peel Street where the property can be seen on the left hand side.

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

## Ground Floor

### Lounge

11'11 x 11'8

Composite front door. Meter cupboard to the chimney recess. Two wall light points. T.V. aerial point. Telephone point. uPVC double glazed window. Laminate flooring. Double panelled radiator. Archway through to the Kitchen.

### Kitchen

11'8 x 8'10

A single drainer stainless steel sink unit with mixer tap with tiled splashbacks and white gloss base units below. An additional range of matching base and eye level units with contrasting work surfaces over and tiled splashback. Four ring induction hob with extractor hood and stainless steel splashback. Built-in oven. Recessed spotlighting. Laminate flooring. Cupboard housing the central heating and domestic hot water combination boiler. Understairs storage cupboard. uPVC double glazed window. Spindle balustrade to the staircase. Double panelled radiator.

### Utility Room

6'8 x 5'10

A single drainer one and a half bowl stainless steel sink unit with mixer tap and base unit below. Additional range of base units with contrasting work surfaces and tiled splashbacks. Partially tiled walls. Plumbing for washing machine. Space for fridge/freezer. Extractor fan. uPVC double glazed windows to two elevations and uPVC door to the rear.

## First Floor

### Landing

Loft access.



  
**Bedroom One**

12'0 x 11'8

uPVC double glazed window. Double panelled radiator.

**Bedroom Two**

11'9 x 4'8

uPVC double glazed window. Double panelled radiator.

**Shower Room**

The white suite comprises a fully tiled shower cubicle with thermostatic rain fall shower and additional detachable shower head, a pedestal wash basin and a low suite W.C. Fully tiled walls and floor. Recessed spotlighting. uPVC double glazed window. Chrome heated towel rail.

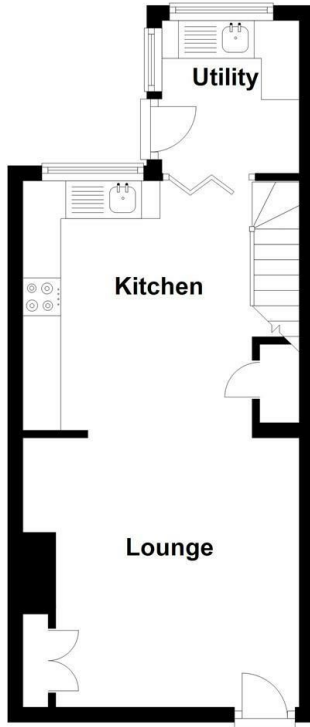
**Outside****Garden**

To the rear of the property there is a fully enclosed, very pleasant paved garden area situated within fenced borders.

**£195,000**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor

