





44, Bridge Street, Macclesfield, Cheshire SK11 6PY

FOR SALE BY INFORMAL TENDER - Situated in a popular residential location close to the heart of Macclesfield town centre, this three-bedroom end-of-terrace property needs comprehensive updating and modernisation throughout.

The property is warmed by gas-fired central heating, complimented by uPVC double glazing. In brief, it comprises an entrance hall, lounge, kitchen and cloakroom on the ground floor, while on the first floor there are three bedrooms and a bathroom. There is also an attic space accessed from the landing.

To the rear, there is a private yard.

All offers are to be received at the office of Holden and Prescott by midday on Thursday, 25th April 2024. Informal Tender Forms are available from Holden and Prescott.

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 Hibel Road bearing left into Churchill Way. Take the second turning on the right hand side into Great King Street and left into into Bridge Street. The property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

uPVC front door with adjoining window panel. Telephone point.

Lounge

14'6 x 9'11

Feature fireplace. Picture rail. uPVC double glazed window. Radiator.

Kitchen

15'10 x 9'1

Single drainer one and a half bowl stainless steel sink unit with base units below. An additional range of matching base and eye level units with work surfaces over. Electric cooker point. Stainless steel extractor canopy. Glow Worm gas central heating a domestic hot water boiler. Radiator.

Cloakroom

Low suite W.C. uPVC double glazed window.

First Floor

Landing

Bedroom One

12'7 x 8'10

uPVC double glazed window. Radiator.

Bedroom Two

8'5 x 8'1

uPVC double glazed window. Radiator.



Bedroom Three

7'1 x 6'7

uPVC double glazed window. Radiator.

Bathroom

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

Attic Space

15'1 x 8'1

uPVC window. Storage.

Outside

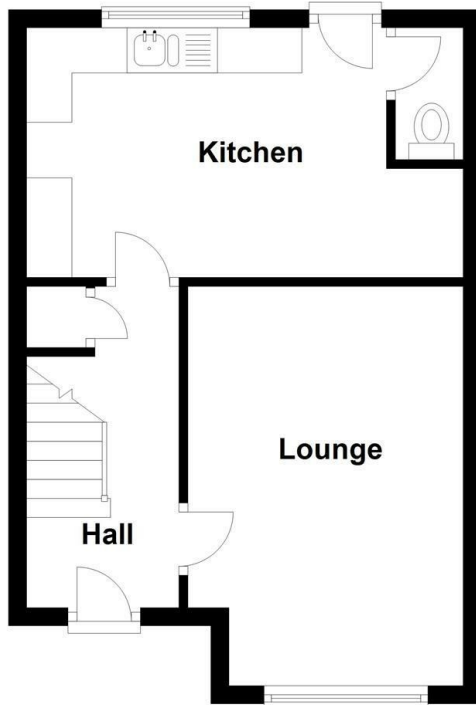
Garden

To the rear of the property is a private paved garden area with brick built store whilst to the front is a small area which sets the property back from the road.

Offers In The Region Of

HOLDEN & PRESCOTT

Ground Floor



First Floor

