





155, High Street, Macclesfield, Cheshire SK11 7QS

This is quite an exceptional cottage property to please the most discerning of buyers. The property is beautifully proportioned, with a 24' living room and two double bedrooms and is presented to a very high standard. The design and fittings of the kitchen are particularly impressive, and a vaulted cellar provides useful storage.

Both gas-fired central heating and uPVC double glazing are installed. To the rear, there is a 45' garden which catches the afternoon and evening sun. This has been effectively landscaped to create a lovely outside space in which to relax and enjoy. To the rear boundary, there is a single garage with power and light which is accessed from Cow Lane.

The accommodation comprises a lounge/dining room, kitchen, cellar, two good-sized bedrooms, and a bathroom.

The property is available with no ongoing chain.

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 Mill Street (A523), turning right after a short distance into Mill Road. Continue into High Street, where the property can be found on the right-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Lounge/Dining Room

24'06 x 12'07

A living flame gas fire set within a Cheshire brick surround with timber mantel and matching plinth. Meter cupboard. Six wall light points. T.V. aerial point. uPVC double glazed window. Two single radiators.

Kitchen

10'09 x 7'02

A single drainer composite sink unit with mixer tap and Shaker base unit below. An additional range of matching base units with woodblock work surfaces over. Built-in oven. Built-in microwave. Built-in four ring Samsung hob. Plumbing for automatic washing machine. A vaillant gas central heating and domestic hot water boiler. T.V. aerial point. Partially tiled walls. Tiled floor. uPVC double glazed window and door to rear garden.

Cellar

12'08 x 10'09

Power and light.

First Floor

Landing

Access to loft. Recessed spotlighting.

Bedroom One

12'07 x 11'10

Recessed spotlighting. uPVC double glazed window. Radiator.

Bedroom Two

10'08 x 7'02

uPVC double glazed windows. Radiator

Bathroom

A modern suite comprising a tiled panelled bath with central mixer tap and thermostatic shower over, a pedestal wash basin with mixer tap and a low suite W.C. Recessed spotlighting. Extractor fan. Partially tiled walls. Tiled floor. Vertical chrome heated towel rail.

Outside**Gardens**

To the rear of the property the garden is quite exceptional and effectively designed with stone steps leading to a paved patio area with raised beds and borders. This in turn leads to a neat lawn which is again bordered by raised beds and borders and beyond towards the rear of the garden is a decked patio on which is a single garage that can be accessed via Cow Lane.

Garage

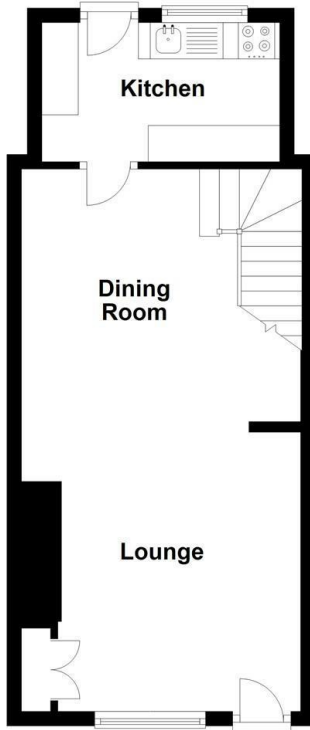
17'09 x 9'03

Up and over door. Power and light.

£215,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

