





## 4, Catherine Street, Macclesfield, Cheshire SK11 6ET

A period terraced house located in the heart of the town centre. This property boasts two reception rooms, two bedrooms, and a bathroom, as well as having extra storage with a useful cellar and attic space. The property is warmed by gas-fired central heating.

Although this house is in need of updating, it presents a fantastic opportunity for you to put your own stamp on it and create the home of your dreams. The absence of a chain means a smoother and quicker process for you to make this property your own.

Located in the bustling town centre, you'll have easy access to all the amenities, shops, and restaurants that Macclesfield has to offer. Whether you're looking for a cosy home or a savvy investment opportunity, this period-terraced house on Catherine Street is definitely worth considering. Don't miss out on the chance to own a piece of history in this vibrant town!

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 continuing left into Churchill Way. Take the third turning on the right-hand side into Roe Street, which continues into Shaw Street. At the next junction, turn right into Catherine Street, where the property can be found on the right-hand side.

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

## Ground Floor

### Lounge

12'9 x 12'0

Sash window. T.V. aerial point. Ceiling cornice. Radiator.

### Dining Kitchen

20'2 x 12'8 reducing to 6'5

Single drainer stainless steel sink unit with base units below. An additional range of base units with work surfaces over. Electric cooker point. Plumbing for automatic washing machine. Gas central heating and domestic hot water boiler. Sash window. Double radiator.

### Cellar

11'1 x 6'4

## First Floor

### Landing

Radiator

### Bedroom One

12'8 x 11'11

Walk-in storage cupboard. Sash window. Radiator.

### Bedroom Two

9'2 x 8'4

Sash window. Radiator.

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**Bathroom**

A three-piece white suite comprising a panelled bath with Mira electric shower over, a pedestal wash basin and a low suite W.C. Airing cupboard. uPVC double glazed window. Radiator.

**Attic Space**

15'2" x 12'7"

Storage to the eaves. Velux window. Radiator.

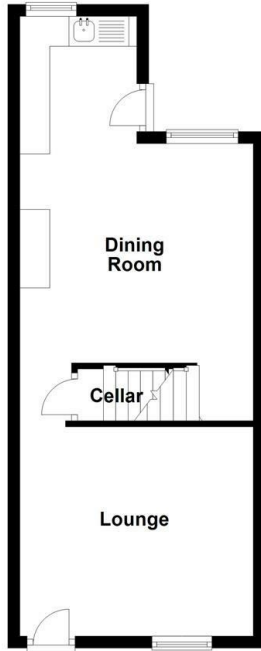
**Outside****Gardens**

To the front of the property there is a small garden area behind which the property is set, whilst to the rear, there is a private, enclosed yard.

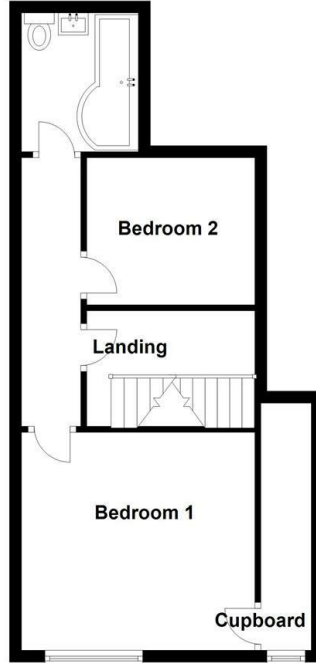
**£209,950**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor



Second Floor

