





35, Peel Street, Macclesfield, Cheshire SK11 8BH

This converted town house is beautifully presented throughout and is split over three floors giving that extra desirable space. In a prime location, this property is really one not to miss being so close to the town centre and railway station.

In brief, the property comprises a private gated entrance leading to the front door, entrance hall, open plan living kitchen and a downstairs W.C. The first floor has two good sized bedrooms and a bathroom with Velux window which gives a bright and airy feel whilst to the second floor, there is another large bedroom. The property is warmed by gas fired central heating and double glazing is installed.

To the rear of the property is a private garden.

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 into Park Street and beyond the mini roundabout into Park Lane. Take the second turning on the left into Peel Street where the property can be seen on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Handrail to staircase. Aluminium front door with double glazed panels. Laminate flooring. Single panelled radiator.

Cloakroom/ W.C.

The suite comprises a wash hand basin with mixer tap and tiled splashback and a low suite W.C. A Baxi combination style condensing boiler. Extractor fan. Laminate flooring. Aluminium double glazed window. Single panelled radiator.

Living Room

12'6 x 12'0

Meter cupboard. T.V. aerial point. Understairs storage cupboard. Laminate flooring. Aluminium double glazed windows. Double panelled radiator. Openway through to the Kitchen.

Kitchen

12'4 x 9'0

One and a half bowl stainless steel sink unit with a mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces, splashbacks and tiled splashbacks which extend to a breakfast bar. Integrated double oven with four ring gas hob and extractor hood over. Plumbing for washing machine. Plumbing for dishwasher. Laminate flooring. Aluminium double glazed window.

First Floor

Landing

Spindle balustrade and handrail to the staircase. Thermostat. Single panelled radiator.

Bedroom One

12'1 x 11'6 reducing to 9'6

T.V. aerial point. Aluminium double glazed windows. Double panelled radiator.

Bedroom Three

12'8 x 5'9

Aluminium double glazed window. Double panelled radiator.

Bathroom

The white suite comprises an L-shaped bath with screen and thermostatic shower over, a hand basin with mixer tap and tiled splashback and low suite W.C. Partially tiled walls. Mirrored bathroom cabinet. Extractor fan. Velux window. Chrome heated towel rail.

Second Floor**Bedroom Two**

15'6 x 12'0 Reducing to 8'7

T.V. aerial point. Exposed wooden beams. Eaves storage. Velux window. Double panelled radiator.

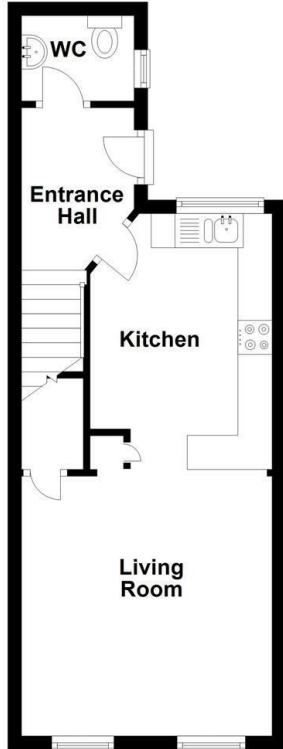
Outside**Garden**

To the rear of the property there is an enclosed private garden which is neatly flagged and gravelled making it an ideal place to enjoy the westerly aspect. The space also couples with the secure entrance to the property.

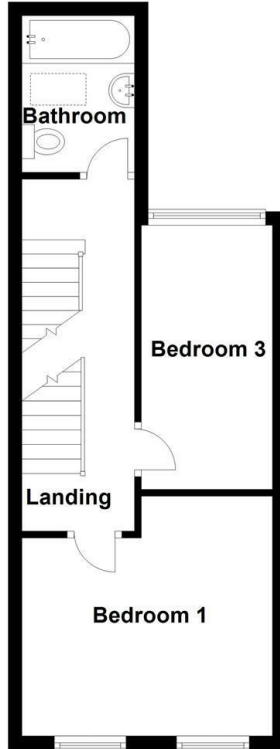
£225,000

HOLDEN & PRESCOTT

Ground Floor



First Floor



Second Floor

