





## 50, Lansdowne Street, Macclesfield, Cheshire SK10 2QZ

Well placed on this quiet street, is this two bedroom terrace which enjoys a fully enclosed private garden and an open aspect to the rear.

Although there is some cosmetic upgrading required the property has received a newer kitchen and bathroom in more recent years. The property also benefits from gas central heating and uPVC double glazing.

On the ground floor there is a lounge and dining kitchen, whilst on the first floor there are two bedrooms and a shower room.

Lansdowne Street sits within touching distance of both the peak district and the town centre.

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 roundabout at Tesco's proceed up Hurdsfield Road turning second right into Lansdowne Street. The property can be found upon the right hand side.

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

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## Ground Floor

### Living Room

11'5" x 11'2"

Cast iron fireplace with a tiled hearth. Meter cupboard to chimney recess. T.V. aerial point. Ceiling cornice. uPVC double glazed window. Double panelled radiator.

### Dining Room

Storage cupboards. Ceiling cornice. uPVC double glazed window. Single panelled radiator. Openway through to the Kitchen.

### Dining Kitchen

19'6" reducing to 12'3" x 11'2" reducing to 5'5"

Single drainer sink unit with mixer tap and base cupboard below. An additional range of base and eye level cupboards with matching work surfaces and tiled splashbacks. Integrated single oven with a four ring gas hob and extractor hood over. Integrated washing machine. Cupboard housing the Worcester combination style condensing boiler. Downlighting. Tiled flooring. uPVC double glazed window. uPVC back door with double glazed panel.

## First Floor

### Landing

Loft access.

### Bedroom One

11'3" x 11'2"

Dado rail. uPVC double glazed window. Double panelled radiator.

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**Bedroom Two**

12'2" x 5'7"

uPVC double glazed window. Single panelled radiator.

**Shower Room**

8'4" x 5'1"

The suite comprises a fully tiled walk-in cubicle with thermostatic shower over, a hand basin with mixer tap and tiled splashback and a low suite W.C. with concealed cistern. Downlighting. Extractor fan. uPVC double glazed window. Anthracite grey towel rail.

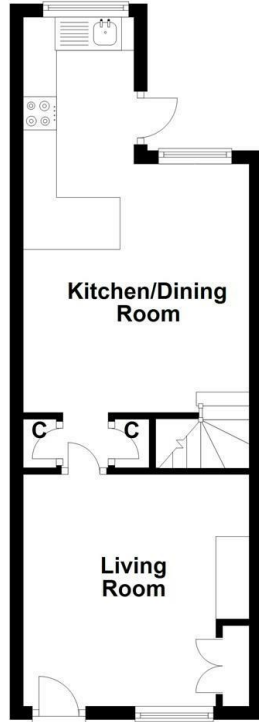
**Outside****Private Yard**

To the rear of the property there is a fully enclosed private garden which is flagged and is a wonderful space to enjoy the southerly sunny aspect.

**£169,950**

**HOLDEN & PRESCOTT**

**Ground Floor**



**First Floor**

