





12, Copper Street, Macclesfield, Cheshire SK11 7LH

Available with No Chain

This attractive brick fronted, two bedroom cottage is well placed in Macclesfield. Although this property would benefit a degree of modernisation, it does have all the makings of a lovely first home or buy to let investment.

On the ground floor there is a living room and a kitchen whilst on the first floor there are two bedrooms and a shower room. The property is warmed with gas central heating and uPVC double glazing is installed.

To the rear of the property there is a private cottage garden which is fully enclosed and it has a predominantly laid lawn.

The property is on the doorstep of the Macclesfield Canal, the golf course and playing fields, whilst also being within walking distance of 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.

Proceed out of Macclesfield along the Buxton Road, turning immediately right after the Canal into Black Road. Fork right at the Navigation public house into Copper Street, where the property is on the left-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Living Room

12'6 x 11'5

Balustrade to the staircase. Gas fire set upon a marble hearth with tiled surround. T.V. aerial points. Meter cupboard to chimney recess. uPVC front door with decorative double glazed panel. UPVC double glazed window. Double panelled radiator.

Kitchen

12'6 x 11'5 at maximum

Single drainer stainless steel sink unit with a mixer tap and base cupboard below. An additional range of base and eye level cupboards with work surfaces and splashbacks. Gas cooker point. Space for fridge/freezer. Plumbing for washing machine. Large understairs storage cupboard. Worcester domestic central heating boiler. Tiled flooring. uPVC back door with double glazed panel. uPVC double glazed window. Double panelled radiator.

First Floor

Landing

Balustrade to the staircase. Loft access.

Bedroom One

12'5 x 9'7

Fitted wardrobes to chimney recesses. uPVC double glazed window. Double panelled radiator.

Bedroom Two

10'6 x 5'7

Cupboard housing the hot water cylinder. Storage cupboard with shelving. uPVC double glazed window. Single panelled radiator.

Bathroom

The suite comprises a tiled shower cubicle with thermostatic shower over, a pedestal wash basin and a low suite W.C. Partially tiled walls. UPVC double glazed window. Single panelled radiator.

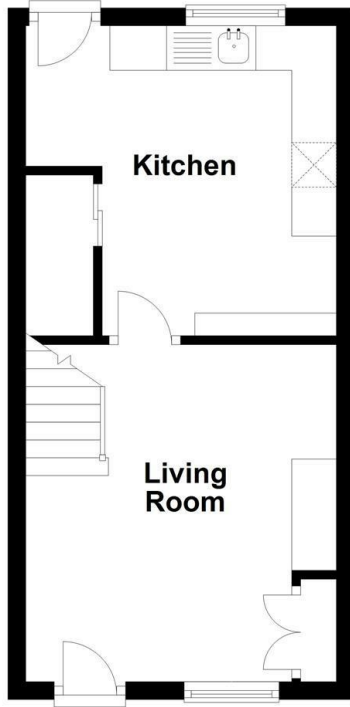
Outside**Garden**

To the rear of the property there is a fully enclosed garden which lies within fenced and walled borders and incorporates a lawn, seating area and a border which would be ideal for planting.

£158,500

HOLDEN & PRESCOTT

Ground Floor



First Floor

