





## 14, Preston Street West, Macclesfield, Cheshire SK11 8HG

Situated a stones-throw from Macclesfield town centre, this charming two bedroom terrace is presented as a great opportunity to acquire a cosy and ideally located property in which to live. It would be an ideal purchase for those looking to get onto the property ladder as well as those looking to downsize.

On the ground floor there is a Living room and a kitchen whereas to the first floor there are two bedrooms and a bathroom. The property is warmed by a gas fired central heating system and has the benefit of uPVC double glazing throughout.

To the rear of the property, there is a fully enclosed garden that incorporates a stone flagged patio, and an additional rustic brick patio as well as an artificial lawn.

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 from our office towards the railway station turning right onto Sunderland Street. Proceed through the traffic lights into Park Street and over the roundabout into Park Lane. Turn right onto Crompton Road before reaching the college and take an immediate left onto Preston Street West where the property can be found on your left hand side.

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

## Ground Floor

### Living Room

12'00 x 11'04

Composite front door with decorative glass panel inset. Meter cupboard. uPVC double glazed window. Double panelled radiator.

### Kitchen

12'00 x 9'00

Single drainer stainless steel sink unit with mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces. Built-in electric oven. Built-in four ring gas hob with extractor hood over. Space for a fridge/freezer. Plumbing for automatic washing machine. Partially tiled walls. Recessed spotlighting. Cupboard housing the Vaillant combination style condensing boiler. Spindle balustrade to the staircase. uPVC double glazed window. uPVC door leading to rear garden.

## First Floor

### Landing

Spindle balustrade to the staircase. Recessed spotlighting. Single panelled radiator.

### Bedroom One

12'00 x 11'06 reducing to 7'08

uPVC double glazed window. Double panelled radiator.

### Bedroom Two

9'02 x 6'05 reducing to 5'03

Loft access. uPVC double glazed window. Single panelled radiator.

---

### **Bathroom**

The white suite comprises a fully tiled shower cubicle with rainfall shower over and an additional hand-held shower head, a wash basin with mixer tap set within a vanity unit with storage below and a concealed cistern, low suite W.C. Extractor fan. Partially tiled walls. Tiled flooring. Airing cupboard. uPVC double glazed window. Chrome heated towel rail.

### **Outside**

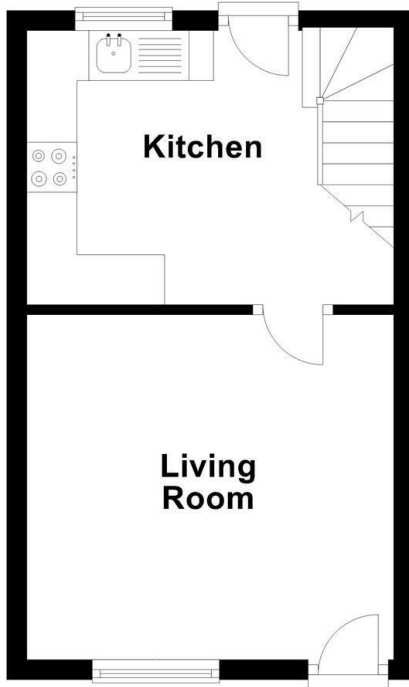
### **Gardens**

The garden to the rear is fully enclosed within fenced, hedged and walled borders and incorporates a flagged patio, flagged steps leading to an additional rustic brick patio area and an artificial lawn beyond.

**£174,950**

**HOLDEN & PRESCOTT**

**Ground Floor**



**First Floor**

