







## 164, Crompton Road, MACCLESFIELD, Cheshire SK11 8EH

This is a proud period terrace which possesses a range of characterful and charming features that one would associate with a property of this age. The property has received certain upgrades in recent years although there is room for further improvement and cosmetic upgrades.

On the ground floor there is an entrance hall, lounge, dining room and kitchen, whilst to the first floor there are two good size double bedrooms and a bathroom. The property is warmed with gas central heating and UPVC double glazing is installed.

The property is set behind a dwarf wall. The garden to the rear is fully enclosed within walled borders and is a lovely place to sit and enjoy the sunny westerly aspect.

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 Park Lane through the traffic lights with Bond Street and Crompton Road is the third turning on the right hand side. The property can then be found on the left.

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

## **Ground Floor**

### **Entrance Hall**

Ceiling cornice. Handrail to the staircase. Tiled flooring. UPVC front door. Double panelled radiator.

### **Lounge**

12'0" x 11'1"

Display fireplace set in a marble surround hearth and mantle. Ceiling rose. Ceiling cornice. Picture rail. UPVC double glazed window. Double panelled radiator.

### **Dining Room**

11'11" x 10'0"

Cupboards and shelving to the chimney recesses. Understairs storage cupboard. Open hatch through to the kitchen. Double panelled radiator. Open way through to kitchen.

### **Kitchen**

14'4" x 11'5"

Single drainer stainless steel sink unit with base cupboard below. An additional range of modern base and eye level cupboards with matching work surfaces and contrasting tiled splashbacks which extend to a breakfast bar. Integrated single oven with a four ring induction hob and an extractor hood over. Plumbing for washing machine and dishwasher. UPVC patio door to the garden. UPVC double glazed windows. Double panelled radiator.

## **First Floor**

### **Landing**

Spindle balustrade and handrail to the staircase. Loft access.

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**Bedroom One**

16'4" x 11'4"

UPVC double glazed window. Double panelled radiator.

**Bedroom Two**

12'10" x 10'0"

UPVC double glazed window. Single panelled radiator.

**Bathroom**

The white suite comprises a mixer tap and shower screen with electric shower over, a pedestal wash basin and a low suite W.C. Fully tiled walls. Tiled flooring. Cupboard housing the combination style condensing boiler and shelving. UPVC double glazed window.

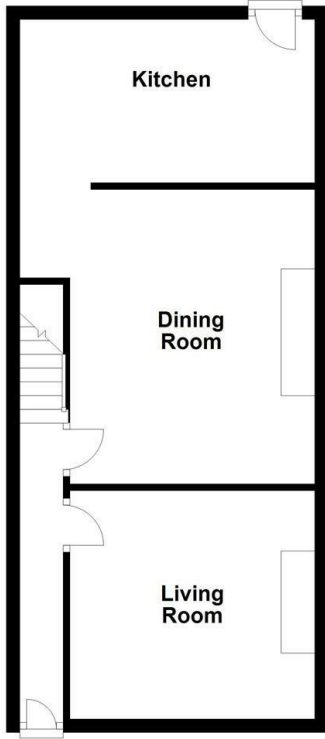
**Outside****Garden**

To the front of the property there is a fully enclosed garden which is predominantly laid as a patio with raised flower beds. The garden has a westerly aspect and enjoys the best of the afternoon and early evening sun.

**£209,950**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor

