





25, St. Georges Street, Macclesfield, Cheshire SK11 6TG

Weaver's cottages have always proved to be exceptionally popular as not only do they offer fabulous space but they are an integral part of the town's rich heritage. This particular property is an excellent example and occupies a good position within the High Street Conservation Area on the door step of the town centre.

In recent years this property has been upgraded by the vendors to create a wonderful contemporary home.

In brief it comprises a lounge, dining kitchen and a utility area to the ground floor, whilst to the first floor there are two double bedrooms and a bathroom. The highlight of this beautiful home is a garret room which makes a fabulous master suite with a stylish en-suite shower room. Double glazing and gas central heating are installed.

To the rear of the property there is a private cottage 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.

Proceed along Sunderland Street turning left at the main traffic lights onto Mill Lane. Proceed along Mill Lane. Bear right at the next set of lights. Turn first right onto Mill Road and second right into St. Georges Street and the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Lounge

13'4 x 12'1

Solid wood front door. Open fire with wooden surround and quarry tiled hearth. Ceiling cornice. Shelving and cupboards to the chimney recesses. T.V. aerial point. Laminate flooring. Sash window with shutters. Contemporary radiator.

Dining Kitchen

24'8 x 11'6 reducing to 13'4

Base level cupboards with contrasting work surfaces and tiled splashback to the chimney recesses along with additional shelving. Matching units to the understairs area with additional storage cupboards and where the up and over fridge/freezer is conveniently located. Gas point for a range style cooker which is housed within the chimney breast inglenook. Spindle balustrade to the staircase. Openway through to the Dining and Utility area with the Dining Area having a parquet style laminate floor, downlighting, a Velux window., uPVC double glazed window, uPVC back door with double glazed panel and a vertical white radiator.

Utility Area

5'11 x 5'4

Stainless steel sink unit with a mixer tap and base cupboard below. Contrasting work surfaces and tiled splashbacks. Plumbing for the washing machine. Downlighting. Laminate flooring. uPVC double glazed window. Radiator.

First Floor

Landing

Spindle balustrade to the staircase. Handrail to the second floor.

Bedroom Two

13'3 x 12'2

Laminate flooring. Sash window. Double panelled radiator.

Bedroom Three

13'5 x 7'2

Laminate flooring. uPVC double glazed window. Single panelled radiator.

Bathroom

The white suite comprises a panelled bath with mixer tap and thermostatic shower over, a pedestal wash basin with mixer tap and a low suite W.C. Downlighting. Extractor fan. Tiled walls. Tiled flooring. Electric shaver point. Mirrored bathroom cabinet. uPVC double glazed window. Chrome heated towel rail.

Second Floor

Bedroom One/Garrett Room

26'1 x 10'7

Fitted wardrobes to the chimney recesses with hanging rail and shelving. Loft access. Solid wood flooring. Sash window with shutter to the front elevation. uPVC double glazed window to the rear elevation. Double panelled radiators.

En-suite Shower Room

The suite comprises a fully tiled cubicle with a thermostatic, dual-headed shower, a pedestal wash basin with mixer tap and a low suite W.C. Downlighting. Extractor fan. Partially tiled walls. Tiled flooring.

Outside

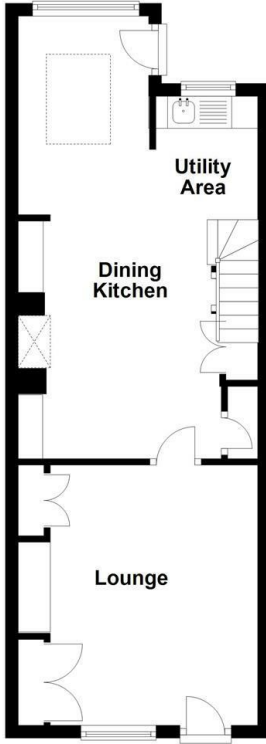
Garden

To the rear of the property there is a cottage garden which is fully enclosed within fenced and hedged borders and is a wonderful environment in which to relax and enjoy the outside space. Included within the sale of the property is a timber garden shed.

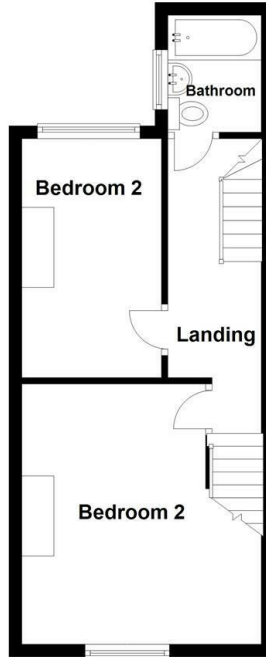
£249,950

HOLDEN & PRESCOTT

Ground Floor



First Floor



Second Floor

