







## 161, Hurdsfield Road, Macclesfield, Cheshire SK10 2QX

Located just outside of Macclesfield town centre lies this charming terrace property that is presented in a good decorative order accompanied by a well built, modern and sound proof music studio / home office and would be an excellent purchase for those looking to get onto the property ladder.

The property comprises; a lounge, dining room and a kitchen to the ground floor whilst to the first floor there are two bedrooms and a bathroom. The property is warmed with gas central heating and uPVC double glazing is installed.

To the rear of the property lies a fully enclosed garden that incorporates a paved patio area and a well kept lawn with flower beds. Included within the sale is also a timber built, fully sound proofed structure that is currently used as a music studio but provides an excellent space for productivity, creativity or leisure. There is also the benefit of a parking space for one vehicle that is accessed from Lansdowne street at the rear.

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 Hurdsfield Road (B5470) signposted Whaley Bridge and the property can be found on the right hand side.

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

## Ground Floor

### Lounge

13'01 x 10'11

uPVC front door with fanlight. A Cast iron fire set within an attractive tiled fireplace with wooden surround and mantel. Cupboard to the chimney recess housing the gas and electric meters. T.V. aerial point. Laminate flooring. uPVC double glazed window. Double panelled radiator. Openway to the Dining Room.

### Dining Room

11'02 x 10'06

uPVC double glazed window. Laminate flooring. Double panelled radiator. Access to the cellar.

### Kitchen

7'01 x 6'05

Single drainer composite sink unit with mixer tap and base unit below. An additional range of base and eye level units with contrasting wood block work surfaces. Built-in newly installed Bosch electric oven with four ring induction hob with extractor hood over. Built-in dishwasher. Plumbing for automatic washing machine. Cupboard housing the combination style condensing boiler. Partially tiled walls. Laminate flooring. Additional fitted shelving. uPVC double glazed windows. uPVC door to rear garden.

### Cellar

12'07 x 10'03

Power and light.

## First Floor

### Landing

Handrail to staircase. Loft access.

  
**Bedroom One**

13'01 x 11'00

Cast iron fireplace with a tiled hearth. uPVC double glazed window. Double panelled radiator.

**Bedroom Two**

11'01 x 8'02

uPVC double glazed window. Double panelled radiator.

**Bathroom**

The white suite comprises a panelled bath with mixer taps, screen and shower over, a pedestal wash basin with mixer tap and a low suite W.C. Partially tiled walls. uPVC double glazed window. Laminate flooring. Double panelled radiator.

**Outside****Garden**

To the rear of the property the fully enclosed garden incorporates a stone-flagged patio with stone steps leading to a neat lawn with mature planted borders.

**Studio**

9'00 x 7'03

Located at the rear of the garden is a timber constructed, sound proofed studio with power and light installed, an extractor fan, laminate flooring and a uPVC double glazed window and door.

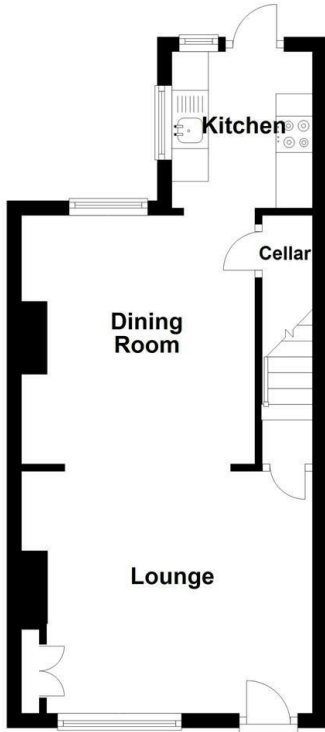
**Parking**

Beyond the rear garden is parking for one vehicle allocated to the property and is accessed via Lansdowne Street.

**£199,950**

HOLDEN & PRESCOTT

Ground Floor



First Floor

