





74, Brown Street, Macclesfield, Cheshire SK11 6RY

A smart two bedroom mid terrace cottage that is available to the market with no chain. Presented in good order throughout, it really would make a great first home, being in good order throughout and being ideally located in a pleasant backwater within walking distance of Macclesfield town centre.

Warmed by gas-fired central heating, complimented by uPVC double glazing, the accommodation comprises a lounge and a well-fitted kitchen on the ground floor, two bedrooms, and a cleverly designed wet room on the first floor.

To the rear, there is a pleasant paved private 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 out of Macclesfield along Park Lane, turning third right into Brown Street, where the property is on the right-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Living Room

12'6" x 11'8"

uPVC front door. T.V. aerial point. Meter Cupboard. Laminate flooring. uPVC double glazed window.

Kitchen

9'6" x 8'9"

Single drainer stainless steel sink unit with mixer taps and white high gloss base units below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated oven with four ring induction hob and extractor canopy over. Plumbing for automatic washing machine. Partially tiled walls. Tiled flooring. Baxi gas fired central heating and domestic hot water boiler. uPVC double glazed window. Understairs storage cupboard. uPVC door to rear garden. Radiator.

First Floor

Landing

Loft access.

Bedroom One

12'6" x 11'9"

uPVC double glazed window. Radiator.

Bedroom Two

8'8" x 6'6"

uPVC double glazed window. Radiator.



Wet Room

5'4" max x 5'7" reducing to 4'7"

Fully tiled wet room with thermostatic shower. Vanity wash hand basin. Low suite W.C. Recessed spot lighting. Extractor fan. uPVC double glazed window. Radiator.

Outside

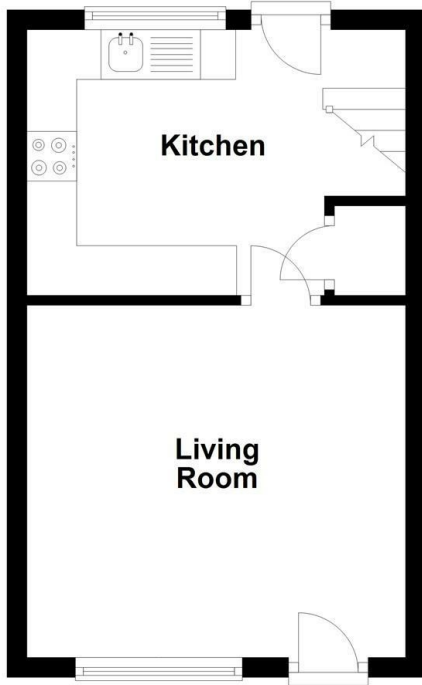
Private Yard

To the rear of the property is a pleasant, fully enclosed, paved courtyard garden.

£159,950

HOLDEN & PRESCOTT

Ground Floor



First Floor

