





80, Chester Road, Macclesfield, Cheshire SK11 8DJ

Situated just outside of Macclesfield town centre lies this period terrace cottage that boasts much charm and character which is typical of the era of its construction. It has undergone general improvements over the years to provide generous accommodation in a highly convenient location.

The property comprises; an entrance hall, lounge, dining room and kitchen to the ground floor whilst to the first floor, there are two bedrooms and a bathroom. There is also a cellar that has power and light and is accessed from the dining room. The property is heated by a gas fired central heating system and is double glazed throughout.

The property is set back from the road behind a small gravelled and flagged garden area and enclosed within wrought iron railings. The fully enclosed garden to the rear incorporates a stone flagged patio, a neat lawn with beautiful herbaceous borders and an additional patio seating area beyond. One of the major features of this lovely home is the garage to the rear, a rare find in such a central location.

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 Cumberland Street to the Chester Road roundabout. Take the first exit into Chester Road where the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Lounge

11'11 x 10'06

Dining Room

12'11 x 11'00

Kitchen

8'11 x 5'11

Cellar

14'02 x 11'07

First Floor

Landing

Handrail to staircase. Loft access.

Bedroom One

14'01 x 11'10

T.V. aerial point. uPVC double glazed window. Double panelled radiator.

Bedroom Two

13'01 x 8'10

Built-in wardrobe to the chimney recess. uPVC double glazed window. Double panelled radiator.

Bathroom

The white suite comprises a panelled bath with mixer taps and shower attachment over, a pedestal wash basin with mixer taps and tiled splashback and a low suite W.C. Mirror-fronted wall-mounted medicine cabinet. Storage cupboard housing the Glow Worm combination style condensing boiler. Partially tiled walls. Recessed spot lighting. uPVC double glazed window. Double panelled radiator.

Cellar

Power and light. Plumbing for automatic washing machine. Space for a freezer. Space for a tumble dryer. Fitted shelving. Double panelled radiator.

Outside

Gardens

The property is set back from the road behind a small gravelled and flagged garden area and enclosed within wrought iron railings. The fully enclosed garden to the rear incorporates a stone flagged patio, a neat, lawn with beautiful herbaceous borders and an additional patio seating area beyond.

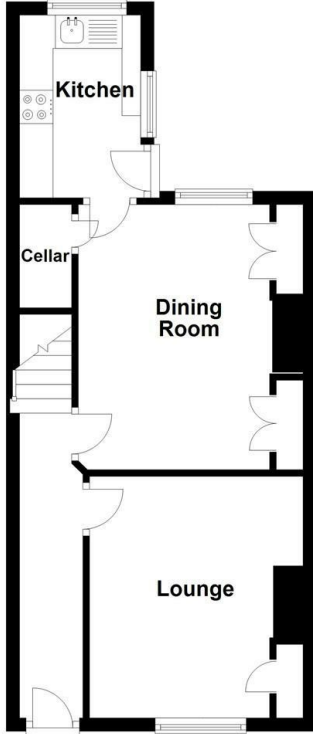
Garage

16'00 x 12'10

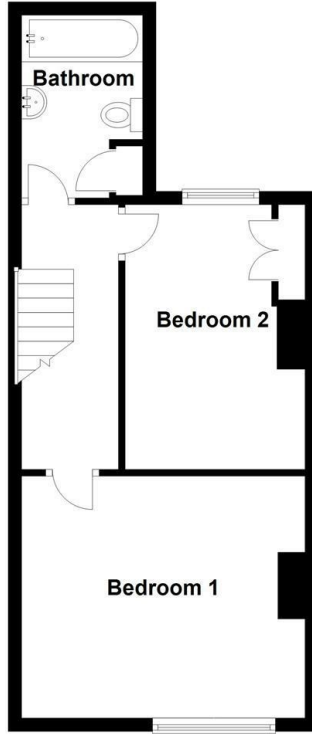
Beyond the rear boundary of the garden is a brick-built single garage with an up and over door.

£240,000

Ground Floor



First Floor



Outside

