





8, Richmond Hill, Macclesfield, Cheshire SK11 7LA

Richmond Hill is a delightful setting for this period three-bedroom cottage, perched just off Black Road with splendid views at the front towards Macclesfield with Macclesfield Canal to the rear.

This particular property was reputedly three cottages at one point in its history and has since been converted into one generously-sized end-of-terrace cottage. The property has been extremely well maintained over the years but is now at the stage where it would benefit from some updating.

There are immaculate lawned gardens to the front of the property with mature hedging and an attractive stone wall boundary, whilst to the rear, there are additional enclosed paved gardens which provide access to views over Macclesfield Canal. There is a resident car park in the front of the properties of Richmond Hill, which costs £55.00 per year for an allocated parking space.

All in all, this is an extremely attractive proposition and adds a slightly 'quirky' addition to the market that needs to be viewed in order to fully appreciate all it has to offer.

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 from our office towards the railway station and turn right onto Sunderland Street. Proceed to the main traffic lights, turning left, and then at the next light, turn right onto the A523 Leek Road. Take the first turn on the left into Windmill Street, after passing the playing fields on the right turn right onto Black Road and Richmond Hill can be found a short distance on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Dining Room

11'4 x 11'11 reducing to 10'9

uPVC front door. Exposed beam. Meter cupboard. uPVC double glazed window. Radiator.

Lounge

13'6 x 13'2

A living flame gas fire set within an attractive marble fireplace with wooden surround and mantel. Exposed beams. Three wall light points. T.V. aerial point. Radiator.

Kitchen

13'0 x 10'5

Single drainer one and a half bowl stainless steel sink unit with mixer taps and oak base units below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Partially tiled walls. Plumbing for automatic washing machine. Gas cooker point. Worcester gas central heating and domestic hot water condensing boiler. Aluminium double glazed window and door to the rear garden. Radiator.

Inner Hallway

Understairs storage. Loft access. Central heating thermostatic control. uPVC double glazed window. Radiator.

Landing

Bedroom One

13'8 x 13'4

uPVC double glazed window. Two wall light points. Two radiators.

Bedroom Two

11'8 x 10'11

uPVC double glazed window. Radiator.

Bedroom Three

7'8 x 7'0

uPVC double glazed window. Radiator.

Bathroom

The coloured suite comprises a panelled bath with mixer taps and shower attachment over, a pedestal wash basin and a low suite W.C. Partially tiled walls. Extractor fan. Airing cupboard. Heated towel rail. uPVC double glazed window. Double radiator.

Outside**Gardens**

To the front of the property there is a neat, well-manicured lawn with a mature hedge border whilst to the rear, there is a fully enclosed private, paved garden with gate access to the rear of Richmond Hill, beyond which is the Macclesfield Canal.

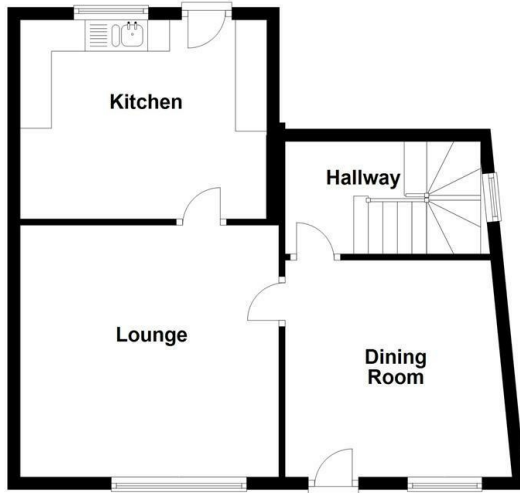
Parking

To the front and beyond the garden there is a private carpark exclusively for the residents of Richmond Hill and in which this property has an allocated space at a permit cost of £55.00 per annum.

£285,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

