





### 3, Station Street, Macclesfield, Cheshire SK10 2AQ

This is a great two-bedroom terrace property that has been well-maintained over the years. It has bright, fresh decor throughout and although one could move in as it is, it would benefit from some general modernisation at some point in the future. A perfect opportunity to create one's own ambience.

On the ground floor there is a living room, kitchen, and utility room, whilst on the first floor there are two bedrooms and a bathroom. Gas central heating and uPVC double glazing are installed.

To the rear of the property there is a very small flagged private yard, suitable for a barbecue and a small seating area

Station Street is a highly convenient location being within walking distance of the town centre whilst also enjoying a quiet setting.

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.

From Tescos roundabout proceed up Hibel Road, turning right at the traffic lights into Beech Lane. Take the first turning on the right into Old Hall Street and continue to the bottom. Bear right into Station Street where the property can be found on the right handside.

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

## **Lounge**

12'7 x 12'4

Composite front door. Electric fire set within a marble fireplace with wooden surround and mantel. T.V. aerial point. Meter cupboard. Recessed spotlighting. uPVC double glazed window. Double panelled radiator.

## **Kitchen**

12'6 x 11'0

A single drainer stainless steel sink unit with a mixer taps and base units below. An additional range of matching base and eye level units with contrasting work surfaces. Partially tiled walls. Built-in oven. Built-in four ring electric hob with extractor hood over. Radiator.

## **Utility Room**

6'5 x 6'3

Single drainer stainless steel sink unit with base units and additional eye level units. Work surface. Plumbing for automatic washing machine. A Potterton gas central heating and domestic hot water combination boiler. Partially tiled walls. Recessed spotlighting. Extractor fan. uPVC double glazed window. uPVC door to rear garden. Radiator.

## **Landing**

Loft access. Recessed spotlighting. A Positive Input Ventilation system (PIV) a ventilation unit that eliminates condensation by introducing fresh, filtered air into the home.

## **Bedroom One**

12'8 x 12'3

T.V. aerial point. Recessed spotlighting. uPVC double glazed window. Radiator.

## **Bedroom Two**

10'11 x 7'1

T.V. aerial point. Recessed spotlighting. uPVC double glazed window. Radiator.



### **Bathroom**

The white suite comprises a panelled bath with Redring electric shower over, a pedestal wash basin and a low suite W.C. Partially tiled walls. Wall mounted, mirrored medicine cabinet. Recessed spotlighting. Laminate flooring. Extractor fan. uPVC double glazed window. Radiator.

### **Outside**

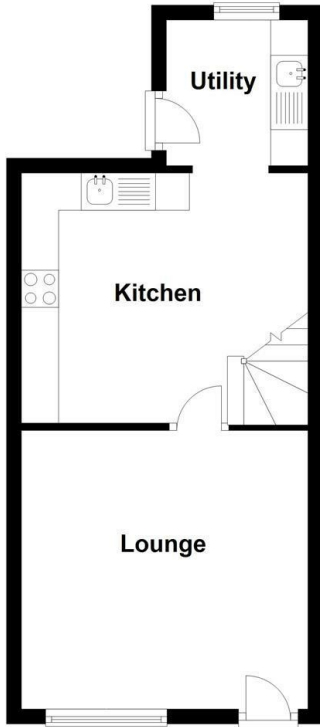
### **Garden**

To the rear the property there is a pleasant, albeit compact, private, walled garden area that will accommodate a small table and chairs so one can enjoy the outside space.

**£162,950**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor

