





## **141, Black Road, Macclesfield, Cheshire SK11 7LE**

Set back from the road behind a walled garden is this three bedroom semi detached property with red brick elevations. The property has been cared for over many years although it may now benefit from general modernisation.

On the ground floor there is an entrance hall, lounge and dining kitchen, whilst to the first floor there are three bedrooms and a bathroom. A full size cellar, accessed via the garden provides ample storage. The property is warmed by gas central heating and has uPVC double glazing installed.

To the rear of the property there is a predominately lawned garden with patios and mature beds. The garden has a westerly aspect catching the best of the evening sun.

This is a lovely family home.

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 Buxton Road and immediately after crossing over the canal turn right into Black Road and the property can be found on the right hand side.

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

## Ground Floor

### Entrance Hall

Balustrade to staircase. Picture rail. Composite front door with decorative double glazed panels. Double panelled radiator.

### Lounge

13'0 x 11'4 reducing to 11'0

T.V. Aerial point. Picture rail. uPVC double glazed window to bay. Double panelled radiator.

### Dining Kitchen

17'2 x 11'4 reducing to 8'7

Single drainer sink unit with a mixer tap and base cupboard below. A range of base and eye level cupboards including display cupboards with matching work surfaces and tiled splashbacks. Gas cooker point with extractor hood over. Plumbing for washing machine. Downlighting. uPVC back door with double glazed panel. uPVC double glazed windows. Double panelled radiators.

## First Floor

### Landing

Picture rail. Loft access. uPVC double glazed window.

### Bedroom One

11'9 x 8'3

uPVC double glazed window. Double panelled radiator.





### **Bedroom Two**

10'9 x 8'11

Storage cupboard. Picture rail. uPVC double glazed window. Double panelled radiator.

### **Bedroom Three**

8'1 x 7'10

uPVC double glazed window. Single panelled radiator.

### **Bathroom**

A white suite comprising a P-shaped bath with mixer tap, screen and dual headed thermostatic rainhead shower over, a vanity hand basin with a mixer tap and a low suite W.C. Downlighting. Storage cupboard with shelving. Fully tiled walls. uPVC double glazed window. Double panelled radiator.

### **Cellar Room**

Accessed from the rear garden, three generous cellar rooms providing ample storage and spanning the full house. Worcester combination style condensing boiler. Power and light.

### **Outside**

#### **Garden**

To the front of the property there is a gravelled garden set behind a wall with a wrought iron gate, whilst to the rear of the property there is a pleasant garden which is fully enclosed by fenced and hedged borders. The garden incorporates two patios, a lawn and mature borders with plants, shrubs and bushes. There is also an outside tap and courtesy light. The garden has a westerly aspect catching the best of the afternoon and evening sun.

**£239,950**

HOLDEN & PRESCOTT







