





## 15, Hope Street West, Macclesfield, Cheshire SK10 1BE

This three bedroom Weaver's cottage is a lovely home; situated in a highly convenient, yet quiet and tucked away location it has much to offer to the discerning purchaser.

On the ground floor there is a through lounge/dining room and kitchen and a double bedroom whilst to the first floor there is a bathroom with bath and a separate shower. Two further double bedrooms are located on the second floor. Both gas fired central heating and uPVC double glazing are installed.

Although the property doesn't have its own private garden there is a pleasant communal space to the end of the terrace which is used by the residents. This is a lawned and walled garden featuring shrub borders.

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 and left at the lights into Hibel Road. Turn left at the roundabout into Churchill Way and first right into King Edward Street and right at the next lights into Prestbury Road. Take the second turning on the left and then right into Hope Street West.

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

## Ground Floor

### Lounge/Dining Room

22'5 x 12'4 reducing to 9'5

Composite front door. Brick built inglenook fireplace with stone hearth. Meter cupboard to chimney recess. Ceiling cornice. T.V. aerial point. Wall light point. Laminate flooring. uPVC double glazed window. Double panelled radiator. Openway through to the Dining Room: Ceiling cornice. Large understairs storage cupboard with double doors. Laminate flooring. uPVC double glazed window. Double panelled radiator.

### Kitchen

8'7 x 6'11

Single drainer stainless steel sink unit with a mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces and splashbacks. Electric cooker point. Space for an up and over fridge/freezer. Plumbing for washing machine. Downlighting. Laminate flooring. uPVC back door with double glazed panel. uPVC double glazed window.

## First Floor

### Landing

Balustrade to the staircase. uPVC double glazed window.

### Bedroom One

11'5 x 10'11

Cast iron fireplace. Storage cupboards with hanging rail and shelving to chimney recess. Ceiling cornice. uPVC double glazed window. Single panelled radiator.

### **Bathroom**

The white suite comprises a panelled bath, a fully tiled shower cubicle with thermostatic shower over, a pedestal wash basin with a tiled splashback and a low suite W.C. Extractor fan. Cupboard housing the Vaillant combination style condensing boiler. Partially tiled walls. Laminate flooring. uPVC double glazed window. Double panelled radiator.

### **Second Floor**

#### **Landing**

Balustrade to the staircase. Loft access.

#### **Bedroom Two**

12'7 x 9'1 reducing to 8'6

Floor to ceiling fitted wardrobes with hanging rail and shelving. uPVC double glazed window. Single panelled radiator.

#### **Bedroom Three**

12'7 x 10'6 reducing to 9'11

uPVC double glazed window. Single panelled radiator.

### **Outside**

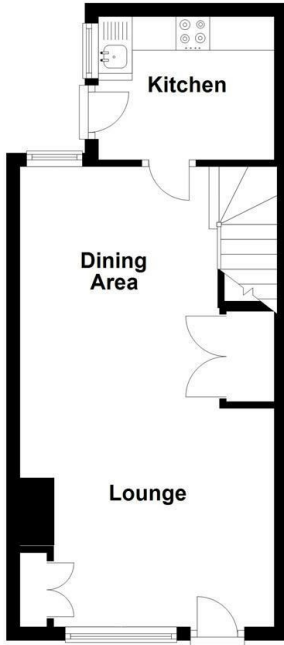
#### **Shared Garden**

To the rear of the property there is access to a pleasant shared garden which is predominantly laid to lawn with a range of mature shrubs and bushes.

**£219,950**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor



Second Floor

