





123, London Road, Macclesfield, Cheshire SK11 7RL

This London Road property is a traditional two-bedroom, mid-terrace cottage and it lies within close proximity to both the town centre and the railway station and is an ideal purchase for 'first-time buyers' and 'buy-to-let investors' alike.

Available with no chain, the property comprises a living room and kitchen on the ground floor, whilst on the first floor, there are two bedrooms and a bathroom. The property benefits from gas-fired central heating and uPVC double glazing throughout.

To the rear of the property, there is a private tiered garden.

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 turning right onto Sunderland Street. Proceed to the traffic lights turning left following the signs for Leek. Continue along the A523 (Mill Lane) through the traffic lights with Byrons Lane into London Road and the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Living Room

13'1 x 11'0

Composite front door. Meter cupboard. T.V. aerial point. Three wall light points. uPVC double glazed window. Double panelled radiator.

Kitchen

11'1 x 9'5

A single drainer stainless steel sink unit with mixer tap and base units below. An additional range of matching base and eye level units with contrasting work surfaces. Gas cooker point. Extractor hood. Plumbing for automatic washing machine. Space for fridge/freezer. uPVC double glazed window. Double panelled radiator. Stable door to rear garden.

First Floor

Landing

Loft access.

Bedroom One

11'1 x 9'6

uPVC double-glazed window. Two wall light points. Exposed floorboards. Radiator.

Bedroom Two

9'6 x 5'6

Airing cupboard housing the Worcester gas central heating and domestic hot water combination boiler. uPVC double glazed window. Radiator.

Bathroom

A white suite comprising a panelled bath with mixer tap and shower attachment over, a pedestal wash hand basin and a low suite W.C. Partially tiled walls. uPVC double glazed window. Radiator.

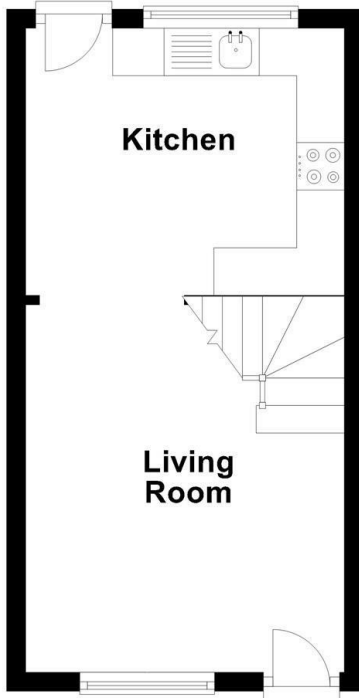
Outside**Garden**

The private tiered garden to the rear incorporates a rockery and mature shrubs and flowering plants and a rear boundary of fruit bushes. A York stone pathway leads to a patio seating area and timber garden shed. Access to the front of the property is via a communal ginnel.

£134,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

