





63, Crossall Street, Macclesfield, Cheshire SK11 6RL

Conveniently situated within walking distance of Macclesfield town centre, this traditional terrace has well-proportioned accommodation and offers the perfect opportunity to create a bespoke, cosy and inviting home tailored to your personal tastes.

The property comprises a lounge, dining room and kitchen to the ground floor whilst to the first floor there are two bedrooms and a bathroom. The property benefits from gas fired central heating and uPVC double glazing is installed throughout.

To the rear of the property lies a fully enclosed private garden which is primarily laid to lawn and accented by trees, shrubs and bushes.

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 proceed towards the railway station turning left onto Sunderland Street. Proceed under the bridge and turn left onto the Silk Road. Left at the roundabout and up Hibel Road through the traffic lights and turn left at the next roundabout. Right at the lights, follow the road to the junction with Chester Road and turn left onto Chestergate and first right into Catherine Street/Bond Street. Crossall

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Lounge

11'8 x 10'9

uPVC composite front door. Ceiling cornice. A living flame gas fire set within a marble fireplace with wooden surround and mantel. Meter cupboard to chimney recess. T.V. aerial point. Laminate flooring. uPVC double glazed window. Double panelled radiator. Archway through to the Dining Room.

Dining Room

11'3 x 8'11

Understairs storage cupboard. Laminate flooring. Double panelled radiator.

Kitchen

11'9 x 6'6

Composite sink unit with mixer taps and base units below. An additional range of matching base and eye level units with contrasting woodblock work surfaces over. Integrated four ring induction hob. Integrated oven. Plumbing for automatic washing machine. Built-in fridge. Built-in freezer. Glow Worm combination style condensing boiler. Tiled flooring. Serving hatch to Dining Room. uPVC double glazed window. uPVC composite door with double glazed panel opening onto rear garden. Double panelled radiator.

First Floor

Landing

Loft access. Airing cupboard.

Bedroom One

11'8 x 10'9

Shelving to chimney recess. uPVC double glazed window. Double panelled radiator.

Bedroom Two

11'4 x 6'3

uPVC double glazed window. Double panelled radiator.

Bathroom

The white suite comprises a panelled bath with electric shower over, a pedestal wash basin with tiled splashback and a low suite W.C. Shaver point. Partially tiled walls. Laminate flooring. uPVC double glazed window. Single panelled radiator.

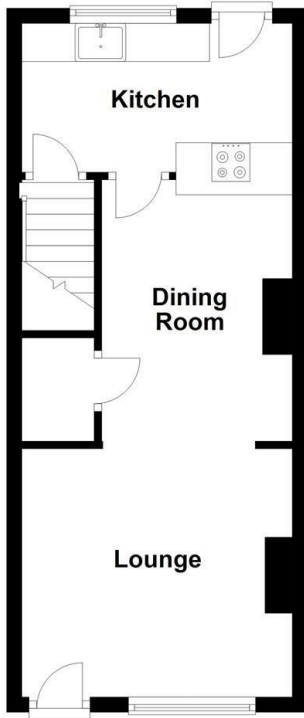
Outside**Garden**

To the rear of the property is a fully enclosed garden that is primarily laid to lawn with an assortment of trees, shrubs and bushes.

£179,950

HOLDEN & PRESCOTT

Ground Floor



First Floor

