





214, Hurdsfield Road, Macclesfield, Cheshire SK10 2PX

This attractive stone cottage is host to a range of traditional features which beautifully combined with quality fittings resulting in a lovely home.

On the ground floor there is a dining room, lounge with multi-fuel stove and a kitchen whilst to the first floor ,there are two double bedrooms and a bathroom. From the lounge there is access to a vaulted cellar. Gas central heating and double glazing are installed.

To the rear of the property there is a private cottage garden which is paved.

The property has a delightful location being within just a few minutes walk of the canal and open countryside.

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, which has picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links, including national motorways, major roads, and train networks, as well as the West Coast Line, which is 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 our offices proceed on the Silk Road towards the Tesco roundabout. At the roundabout take the right turn and proceed past Tesco and across the traffic lights. This becomes Hurdsfield road and the property can be found on the left hand side

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Dining Room

13'7 x 10'1

Cast iron fireplace. Meter cupboard to chimney recess. Laminate flooring. Composite double glazed window. Composite front door. Double panelled radiator.

Lounge

13'8 x 13'7

Multi-fuel stove set in a brick and stone surround with a marble hearth. Exposed ceiling beam. Shelving to the chimney recess. Access to the cellar. Laminate flooring. Double glazed sash window. Double panelled radiator.

Kitchen

9'4 x 4'9

Stainless steel sink unit with a mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting work services and white tiled splashbacks. Electric cooker point. Plumbing for a washing machine. Space for the fridge. Extractor fan. Tiled floor. Composite stable door with double glazed panel. Double panelled radiator.

Cellar

Vaulted Cellar with power and light.

First Floor

Landing

Rope handrail to the staircase. Exposed wooden beams. Velux window. Double panelled radiator.

Bedroom One

13'7 x 10'1

Fireplace with stone hearth. Fitted wardrobes to the chimney recesses. Solid wood flooring. Composite double glazed sash window. Double panelled radiator.

Bedroom Two

10'16 x 10'1

Loft storage. Fitted cupboard. Exposed wooden beams. Solid wood floor. Double glazed window. Double panelled radiator.

Bathroom

9'6 x 5'10

The white suite comprises a panelled bath with thermostatic shower and screen over, a pedestal wash basin and a low suite WC. Exposed wooden beam. Partially tiled walls. Cupboard housing the vaillant combination style condensing boiler. UPVC double glazed window. Double panelled radiator.

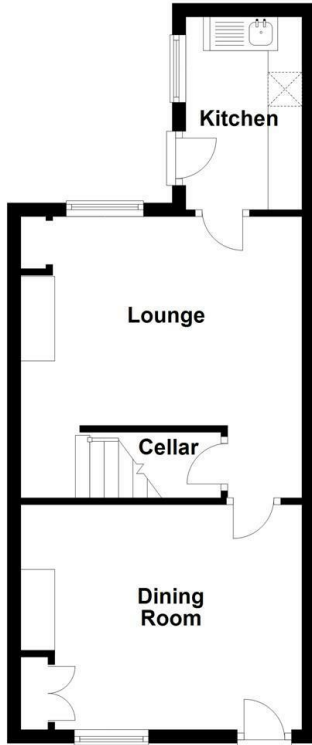
Outside**Garden**

To a rear of the property there is an enclosed cottage garden which lies within walls and irons railings. The area is predominantly given to an Indian stone patio and is a lovely space for potted plants and dining outside. There are two timber garden sheds included within the sale.

£200,000

HOLDEN & PRESCOTT

Ground Floor



First Floor





