





## 49, Lansdowne Street, Macclesfield, Cheshire SK10 2QZ

FOR SALE BY INFORMAL TENDER

This two bedroom terrace property is well placed on a quiet street which sits within walking distance of the town centre. The property has been a proud home throughout the years although it would now benefit from modernisation throughout.

The accommodation briefly comprises a living room and kitchen which is large enough for a dining table, a small rear porch and a bathroom on the ground floor. To the first floor there are two double bedrooms. The property has double glazing and gas central heating installed.

To the rear of the property there is a small communal yard.

We invite offers to be received at the agent's office by noon on 6th November 2024. Tender Forms are available from the agents.

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.

From the Tesco roundabout proceed up Hurdsfield Road (B5470) taking the second turning on the right hand side into Lansdowne Street where the property can be found on the left hand side.

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

HOLDEN & PRESCOTT

## Ground Floor

### Living Room

11'11 x 11'0

Gas fire set upon a tiled hearth. Cupboards and shelving to the chimney recess. T.V. aerial point. uPVC double glazed window. Single panelled radiator.

### Kitchen

12'1 x 9'2

Single drainer stainless steel sink unit with a base cupboard below. An additional range of base and eye level cupboards with work surfaces and contrasting tiled splashbacks. Gas cooker point with extractor hood over. Space for a fridge/freezer. Plumbing for a washing machine. Understairs storage cupboards. uPVC double glazed window. Double panelled radiator.

### Rear Porch

Back door with glazed panel.

### Bathroom

The suite includes a panelled bath with electric shower over, a pedestal wash basin and a low suite W.C. Electric heater. Partially tiled walls. uPVC double glazed window. Single panelled radiator.

## First Floor

### Landing

Handrails to the staircase. Loft access.

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**Bedroom One**

11'11 x 11'0

Cupboard to chimney recess. uPVC double glazed window. Single panelled radiator.

**Bedroom Two**

12'1 x 9'1

Cupboard housing the combination style condensing boiler. uPVC double glazed window. Single panelled radiator.

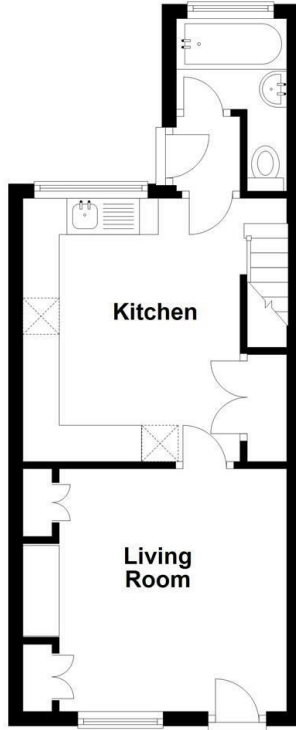
**Outside****Communal Garden**

To the rear of the property there is a small communal yard.

**£99,950**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor

