





## 12, Waterloo Street West, MACCLESFIELD, Cheshire SK11 6PJ

This is period two bedroom terrace property is situated very much in the centre of the town but also enjoys a relatively quiet position over looking the church.

Now in need of full modernisation, this is an opportunity to create a wonderful, bespoke modern home as well as enhancing its original features.

In brief the accomadation comprises an entrance hall, lounge, sitting room, kitchen and a dining room on the ground floor. From the kitchen there is access to a large cellar. To the first floor there are two double bedrooms and a bathroom. Gas central heating is installed.

To the rear of this property there fully enclosed cottage style 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, 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.

Proceed from our office towards the railway station turning right into Sunderland Street. Proceed to the traffic lights proceeding into Park Street and take the last exit at the roundabout into Churchill Way. Proceed to the next lights turning left into Great King Street, second left into Bridge Street and left immediately after the Church into Waterloo Street West.

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

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## Ground Floor

### Entrance Hall

Solid wood front door. Picture rail. Dado rail. Tiled flooring. Handrail to the staircase. Double panelled radiator.

### Lounge

12'08 x 12'01

Open fireplace with a stone hearth and wooden surround and mantel. Picture rail. Dado rail. Ceiling rose. Shelving and cupboard to the chimney recess. Sash window to the front elevation. Double panelled radiator.

### Sitting Room

12'08 x 12'08

Living flame gas fire set on a tiled hearth with wooden surround and mantel. Parquet flooring. Double glazed windows to the rear elevation. Double panelled radiator.

### Kitchen

13'05 x 6'03

Stainless steel sink unit. Work surfaces and cupboards. Quarry tiled floor. uPVC back door with double glazed panel. Window. Openway through to the Dining Area.

### Dining Area

8'09 x 7'06

Quarry tiled floor. Window.

### Cellar

Power and light.

## First Floor

  
**Landing**

Spindle balustrade and handrail to staircase. Rooflight Dado rail.

**Bedroom One**

16'02 x 12'01

Ceiling cornice. Sash window. Single panelled radiator.

**Bedroom Two**

12'08 x 9'08

Fireplace. Storage to the chimney recess. uPVC double glazed window. Single panelled radiator.

**Bathroom**

A panelled bath with tiled splashbacks and electric shower over. Pedestal wash basin with tiled splashback.

Low suite W.C. Window. Single panelled radiator.

**Outside****Garden**

**£220,000**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor







