





## 54, Byron Street, Macclesfield, Cheshire SK11 7QA

Situated just outside of Macclesfield's town centre and a short drive from the railway station, this charming and characterful terraced property is beautifully presented and offers the perfect blend of timeless features with stylish living. This is a property that anyone would be proud to call home.

The property comprises a lounge, dining room and kitchen to the ground floor whilst to the first floor there are two bedrooms, a study and a bathroom. The loft has been converted into a great space that can have multiple uses such as a secondary home office. The property benefits from gas fired central heating and uPVC double glazing throughout.

To the rear, there is a fully enclosed courtyard garden that offers a private outdoor seating space.

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 out of Macclesfield along the A523 towards Leek and take a right turn onto Byron Street just before the traffic lights. Proceed along Byron street passing over High Street and the property can then be found on the right hand side.

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

## Ground Floor

### Lounge

12'01 x 11'10

Composite front door with double glazed fanlight over. A feature cast iron fireplace with period style surround and marble hearth. Fitted cupboards and shelving to both chimney recesses. T.V. aerial point. Ceiling cornice. Ceiling rose. Deep skirting boards. Recessed spotlighting. Tiled flooring. uPVC double glazed window. Panelled radiator.

### Dining Room

11'00 x 9'04

Ceiling cornice. Recessed spotlighting. Built-in understairs storage cupboard. Deep skirting boards. Tile flooring. Panelled radiator.

### Kitchen

12'00 x 8'06

One and a half bowl composite sink unit with mixer tap and base units below. An additional range of base and eye level units with contrasting work surfaces over. Integrated oven. Integrated four ring gas hob with extractor hood over. Integrated fridge/freezer. Plumbing for dishwasher. Plumbing for washing machine. Cupboard housing the Baxi combination style condensing boiler. Ceiling cornice. Recessed spotlighting. Tiled flooring. uPVC double glazed window. uPVC back door opening onto the rear courtyard garden.

## First Floor

### Landing

Handrail to the staircase. Recessed spotlighting.

### **Bedroom One**

11'09 x 10'04 to wardrobes

Ceiling cornice. Recessed spotlighting. Floor to ceiling fitted wardrobes. Deep skirting boards. Solid wood flooring. uPVC double glazed sash window. Panelled radiator.

### **Bedroom Two**

13'01 x 6'07 reducing to 5'05

Ceiling cornice. Recessed spotlighting. Built-in wardrobe. Deep skirting boards. Wooden flooring. uPVC double glazed window. Period style column radiator.

### **Study**

6'11 reducing to 4'11 x 6'07

Ceiling cornice. Recessed spotlighting. Fitted shelving.

### **Bathroom**

The suite comprises a tiled panelled bath with mixer tap and shower over, a wash basin with mixer tap set within a vanity unit with storage below and a low suite W.C. Fully tiled walls. Tiled flooring. Recessed spotlighting. Extractor fan. uPVC double glazed window. Chrome heated towel rail.

### **Second Floor**

#### **Attic Space**

12'08 x 10'05

Exposed wooden beams. Velux window. Built-in storage cupboard. Wall light point. Double panelled radiator.

### **Outside**

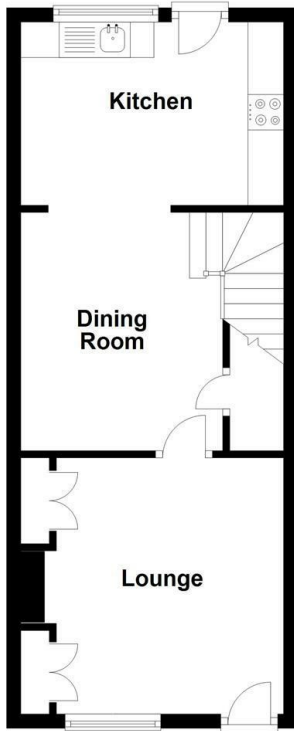
#### **Garden**

To the rear of the property is a fully enclosed, attractive, courtyard garden with decking and a pleasant area to enjoy the outside space.

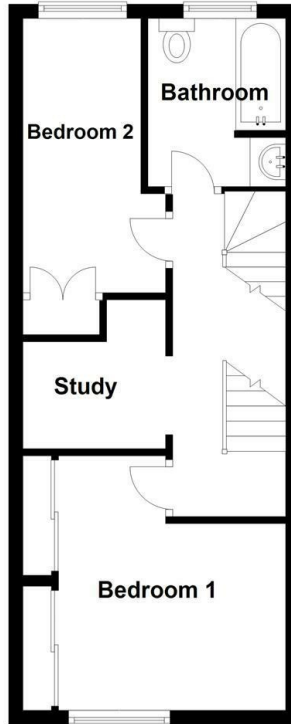
**£220,000**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor



Second Floor

