





## **196, Hurdsfield Road, Macclesfield, Cheshire SK10 2PX**

This attractive stone cottage is host to a range of traditional features which is beautifully combined with generous room sizes resulting in a lovely home. Having recently undergone a full modernization, this is the perfect blank canvass for those looking looking to downsize or purchase their first property.

In short, the cottage comprises; an Entrance Hall, Lounge, Dining Room, Kitchen and cellar to the ground floor whereas to the first floor, there are two double Bedrooms and a Bathroom. The property benefits from gas fired central heating and uPVC double glazing throughout.

To the rear, there is a fully enclosed garden that incorporates an artificial lawn as well as a stone flagged patio. Included within the sale is also a brick-built outhouse.

HOLDEN & PRESCOTT

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

## Ground Floor

### Entrance Hall

uPVC composite front door with fanlight over and glazing inset. Handrail to staircase. Laminate flooring. Double panelled radiator.

### Lounge

11'11 x 11'08

Stylish fireplace with wooden surround, mantel and hearth. Meter cupboard to the chimney recess. uPVC double glazed window. Double panelled radiator.

### Dining Room

11'03 x 10'10

Storage cupboard to the chimney recess. uPVC double glazed window. Access to cellar. Double panelled radiator.

### Kitchen

8'00 x 6'07

Single drainer stainless steel sink unit with mixer tap and base units below. An additional range of matching base and eye level units with contrasting work surfaces. Integrated oven. Built-in four ring induction hob with extractor hood over. Space for fridge/freezer. uPVC double glazed window. uPVC door opening onto the rear garden. Double panelled radiator.

### Cellar

Power and Light.

## First Floor



### **Landing**

Handrail and spindle balustrade to the staircase. Loft access. Double panelled radiator.

### **Bedroom One**

18'11 x 11'06

uPVC double glazed window. Double panelled radiator.

### **Bedroom Two**

11'03 x 10'07

Built-in wardrobe. uPVC double glazed window. Double panelled radiator.

### **Bathroom**

The white suite comprises a panelled bath with screen and thermostatic shower over, a pedestal wash basin with mixer tap and a low suite W.C. Cupboard housing the Baxi combination style condensing boiler. Extractor fan. uPVC double glazed window. Double panelled radiator.

### **Outside**

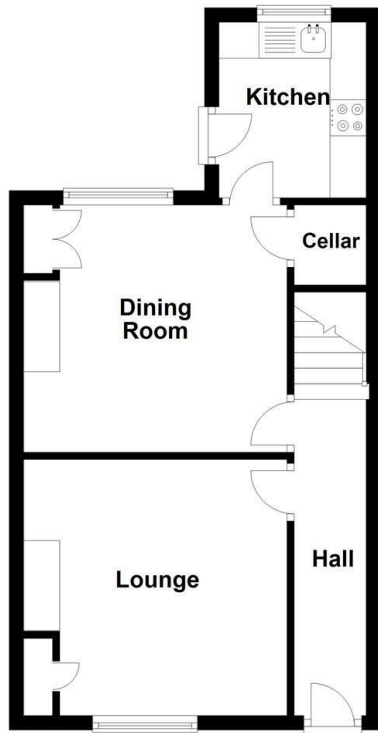
### **Garden**

To the rear of the property the garden is fully enclosed within walled and fenced borders and incorporates a stone flagged patio and an artificial lawn. There is also a brick built outhouse.

**£229,950**

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Ground Floor



First Floor







