







## **96, Peel Street, Macclesfield, Cheshire SK11 8BL**

This end of terrace property has an excellent location being on the corner of Peel Street and John Street and within 'a stone's throw' of South Park.

It offers tastefully appointed accommodation and has the benefit of both gas fired central heating and uPVC double glazing. On the ground floor, there is a living room and dining kitchen, whilst on the first floor there are two bedrooms and a bathroom.

It is arguably the outside space which sets this cottage apart, for not only does it have a delightful garden, it also has a single garage/office with power and light.

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 from our office towards the railway station, turning right onto Sunderland Street. Proceed through the lights into Park Street and over the roundabout into Park Lane. Take the second turning on the left-hand side into Peel Street, where the property can be found at the top of Peel Street on the corner with John Street.

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

## Ground Floor

### Lounge

11'11 x 11'11

uPVC front door with double glazed panel. T.V. aerial point. Meter cupboard. Shelving to chimney recess. uPVC double glazed window. Staircase to first floor. Double panelled radiator

### Dining Kitchen

11'11 x 11'0

Single drainer sink unit with mixer taps and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated electric oven in brushed steel and four ring gas hob with extractor hood over. Plumbing for automatic washing machine and dishwasher. Space for a fridge/freezer. Combination condensing boiler. uPVC double glazed side window. uPVC door with double glazed panel opening onto the rear garden. Double panelled radiator.

## First Floor

### Landing

### Bedroom One

11'11 x 11'11

Exposed and painted floorboards. Two wall light points. uPVC double glazed window. Double panelled radiator.

### Bedroom Two

11'0 x 6'2

Loft access. Shelving. uPVC double glazed window. Single panelled radiator.



### **Bathroom**

A white suite comprising a panelled bath with mixer taps and shower over, a vanity wash hand basin and a low suite W.C. Herringbone style tiling. Extractor fan. uPVC double glazed window. Double panelled radiator.

### **Outside**

### **Garage/Office**

Located at the rear boundary of the garden and accessed from John Street is a detached brick built garage with power and light, which has been insulated with Kingspan. WIFI Ethernet cable. It offers a variety of different purposes to suit those who work from home, for extra storage, or to sit and enjoy the afternoon and evening sun.

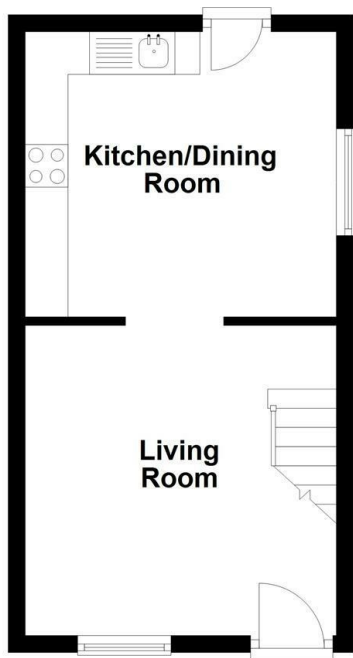
### **Gardens**

To the rear is a delightful cottage garden within fenced and walled borders and incorporating a lawn and mature beds and borders.

**£198,000**

HOLDEN & PRESCOTT

**Ground Floor**



**First Floor**

