





56, Green Street, Macclesfield, Cheshire SK10 1JQ

This classically styled Victorian terrace is situated on a quiet street and is conveniently located for easy access to a wide range of facilities making it the perfect setting for this very attractive property.

Beautifully proportioned and combining a blend of characterful features with quality fixtures and fittings, this is a gem of a property.

On the ground floor there is a hall, lounge, dining room and kitchen, whilst to the first floor there are two double bedrooms and a bathroom with free-standing bath and walk-in shower. To the second floor there is a third bedroom. Gas fired central heating and uPVC double glazing are installed.

The pretty cottage garden to the rear is fully enclosed and incorporates a stone flagged patio and gravel seating area. The garden has a southerly aspect so benefits from the best of the afternoon sun making it ideal to relax and enjoy the outside space.

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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.

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Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Hall

Composite front door with fanlight over. Solid wood flooring. Handrail to staircase. Single panelled radiator.

Lounge

11'10 x 11'0

Multi-fuel stove set within a feature exposed brick inglenook fireplace with stone hearth. Ceiling cornice. T.V. aerial point. Meter cupboard. Wall light point. uPVC double glazed window. Single panelled radiator. Open way through to the Dining Room.

Dining Room

12'4 x 11'10

Ceiling cornice. Understairs storage cupboard with shelving. uPVC double glazed patio doors opening onto the garden. Double panelled radiator.

Kitchen

8'4 x 7'4

Stainless steel sink unit with mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Integrated single oven with four ring gas hob and extractor hood over. Plumbing for automatic washing machine. Space for a fridge. Laminate flooring. uPVC double glazed windows to front and side elevation. Vertical grey radiator.

First Floor

Landing

Spindle balustrade and handrail to staircase. Ceiling cornice. Staircase with spindle balustrade to the second floor.

Bedroom One

13'8 x 11'10

Fitted cupboards to both chimney recesses. Ceiling cornice. Solid wood flooring. Two uPVC double glazed windows. Double panelled radiator.

Bedroom Two

12'4 x 8'6

Fitted cupboards to both chimney recesses. Ceiling cornice. Two uPVC double glazed windows. Double panelled radiator.

Bathroom

The suite comprises a free-standing bath with mixer tap and hand-held shower attachment, a fully tiled cubicle with thermostatic shower over, a vanity wash basin with mixer tap and storage cupboard below and a low suite W.C. Partially tiled walls. Spotlighting. Laminate flooring. uPVC double glazed window. Chrome heated towel rail.

Second Floor

Bedroom Three

14'4 x 13'0 into eaves

Velux windows to the front and rear elevation.

Outside

Garden

To the rear of the property there is a fully enclosed cottage style garden which is spread over to tiers with the lower tier having a gravelled area with raised beds and a stone flagged pathway leading to a stone flagged patio seating area. This is a really lovely setting in which to enjoy the outside space with the added benefit of a southerly aspect. There are also two brick-built outhouses and a timber garden shed.

£270,000

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