





### **33, St. Georges Street, Macclesfield, Cheshire SK11 6TG**

Weavers' cottages remain exceptionally popular for, not only are they an important part of the town's rich heritage, they also offer fabulous accommodation. Located within the High Street Conservation area, this is property is a classic example.

On the ground floor, there is a lounge and an extended, well-fitted dining kitchen, whilst on the first floor there are two bedrooms and a bathroom. The original weaver's loft has been divided to create a fantastic 17ft bedroom with a spacious four-piece en-suite bathroom.

The property is well presented throughout and has the benefit of gas-fired central heating, uPVC double-glazed windows to the rear, and Georgian-style windows to the front.

A small but most attractive shared cottage garden with a sunny westerly aspect provides a lovely area within which to sit and relax.

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 along Sunderland Street turning left at the main traffic lights onto Mill Lane. Proceed along Mill Lane. Bear right at the next set of lights. Turn first right onto Mill Road and second right into St. Georges Street and the property can be found on the left hand side.

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



## Ground Floor

### Lounge

13'5 x 12'11

Feature cast-iron fireplace with attractive tiled hearth and timber surround. Ceiling cornice. Built-in shelving. Meter cupboard. T.V. aerial point. Sash windows. Double radiator.

### Dining Kitchen

21'11 x 12'2

Single drainer stainless steel sink unit with mixer taps and white high gloss base units below. An additional range of base and eye level units with contrasting work surfaces and splashbacks. Matching central free-standing island unit with integrated five ring stainless steel range style cooker and ample storage below. Integrated microwave. Plumbing for dishwasher. Plumbing for washer/dryer. Wall-mounted electric heater. Recessed spotlighting. Tiled flooring. Radiator. uPVC double glazed window and door to rear garden. Understairs storage with power and light. Radiator.

## First Floor

### Landing

Access to Second Floor.

### Bedroom Two

12'3 x 10'2 max

Built-in wardrobes. Feature cast iron range. Sash window. Double radiator.

### Bedroom Three

10'7 x 9'7

Built-in wardrobe. Feature cast-iron range. uPVC double glazed window. Airing cupboard housing the Worcester gas central heating and domestic hot water combination boiler. Radiator.



### **Shower Room**

Fully tiled double cubicle with thermostatic rainhead shower over with separate attachment. Combined sink and W.C. vanity unit with storage. Partially tiled walls. Recessed spotlighting Extractor fan. Vertical chrome heated towel rail.

### **Second Floor**

#### **Bedroom One**

17'6 x 12'2

Built-in wardrobes. Sash window. Double radiator.

#### **En Suite Bathroom**

A four pieces suite comprising a tiled panelled bath with central mixer taps, a double cubicle with thermostatic shower over and a combined sink and W.C. vanity unit with storage. Recessed spotlighting. Extractor fan. Tiled flooring. uPVC double glazed window. Vertical chrome heated towel rail.

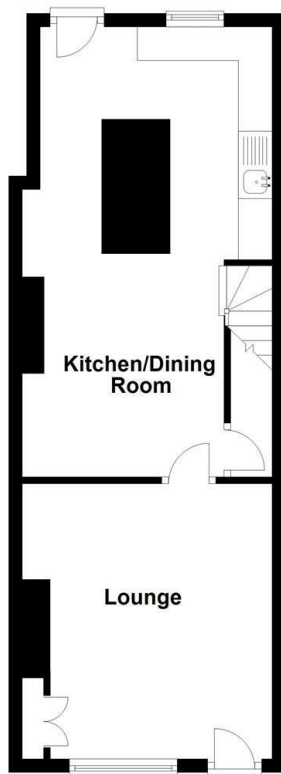
#### **Outside**

To the rear of the property there is a paved communal yard.

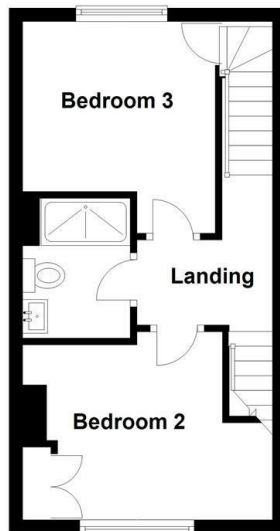
**£229,950**

HOLDEN & PRESCOTT

Ground Floor



First Floor



Second Floor

