





## 73, Coare Street, Macclesfield, Cheshire SK10 1DW

This handsome terrace property perfectly blends generous accommodation with high-quality contemporary finishes and period charm. Ideally situated on Coare Street, the home enjoys a prime location right next to Corner Shop Coffee and just a short walk from the town centre and railway station, making it the perfect spot for modern living with a touch of heritage character.

On the ground floor there is a lounge, dining room and a kitchen, whilst to the first floor the first floor the master extends to 14' in length, a second double bedroom with patio doors as well as a luxuriously appointed bathroom. Both gas fired central heating and uPVC double glazing are installed.

To the rear of the property lies a private garden, offering a delightful space to relax, unwind, and entertain. Benefiting from a westerly aspect, the garden enjoys the best of the afternoon and evening sun.

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 Beech Lane (A538) towards Tytherington and take the first turning on the left into Coare Street, and the property can be found on the right-hand side.

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

## Ground Floor

### Lounge

10'11" x 10'11"

uPVC front door with double glazing inset. Recessed open fireplace with slate hearth. Meter cupboard to chimney recess. uPVC double glazed window with shutter. Grey column style radiator. Open way through to the Dining Room.

### Dining Room

10'11" x 8'0"

Storage cupboards. Double panelled radiator.

### Kitchen

10'11" x 6'0"

One and a half bowl composite sink unit with a mixer tap and base cupboard below. An additional range of base and eye level cupboards with matching work surfaces and splashbacks, including tiled splashbacks. Integrated single oven with four ring electric hob. Integrated dishwasher. Integrated washing machine. Space for an up and over fridge/freezer. Cupboard housing the Vokera combination condensing boiler. uPVC double glazed window. uPVC door with double glazing inset opening onto the rear garden. Anthracite grey vertical radiator.

## First Floor

### Landing

### Bedroom One

14'0" x 8'11"

uPVC double glazed windows. Double panelled radiator.



### **Bedroom Two**

10'0" x 8'0"

Loft access. uPVC patio doors to the roof. Double panelled radiator.

### **Bathroom**

The suite comprises a P-shaped bath with mixer tap, screen and dual-headed thermostatic shower over, a hand washbasin with mixer tap and vanity storage cupboards below and a low suite W.C. Wall-mounted mirror with integral lighting. Downlighting. Extractor fan. Tiled walls. Tiled floor. uPVC double glazed window. Chrome heated towel rail.

### **Outside**

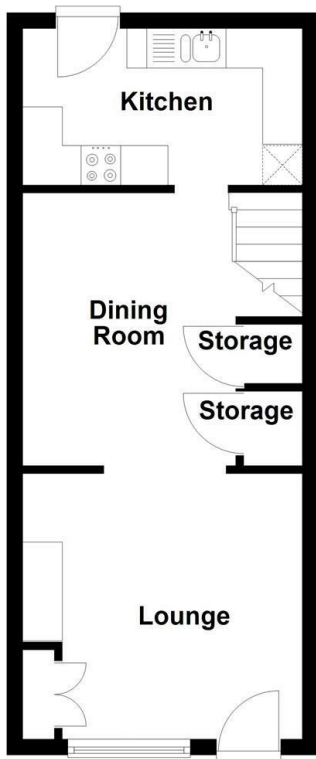
### **Garden**

A private, fully enclosed courtyard garden offering enhanced privacy and security and with its westerly is the ideal setting for relaxation, morning coffee, or outdoor dining.

**£219,950**

HOLDEN & PRESCOTT

**Ground Floor**



**First Floor**









