





11, Vernon Street, Macclesfield, Cheshire SK10 1ND

Tucked away just off Buxton Road, this delightful two-bedroom terraced home offers a peaceful setting while being ideally positioned for easy access to the Macclesfield Canal and the recently enhanced amenities of Buxton Road, as well as the town centre and railway station.

Presented in good order throughout, the property features a well-appointed kitchen and a newly fitted bathroom, offering modern comfort with character making this a lovely home.

In brief the accommodation comprises a lounge and dining kitchen on the ground floor, whilst to the first floor there are two bedrooms and a shower room. The property is warmed with gas central heating and uPVC double glazing is installed.

To the rear of the property is an enclosed low maintenance paved cottage garden with flower beds and a timber garden shed. With its westerly aspect, the garden enjoys plenty of afternoon and evening sun, making it ideal for relaxing or entertaining.

On-street parking is available on Vernon Street,

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 the Buxton Road. Having passed over the canal turn second left into Vernon Street where the property can be seen on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Lounge

12'9 x 10'10

uPVC front door with double glazing inset. Open fireplace with a quarry tiled hearth. Meter cupboard and shelving to the chimney recess. Downlighting. Wooden flooring. uPVC double glazed window. Double panelled radiator.

Dining Kitchen

12'9 x 9'1

Single drainer stainless steel sink unit with a 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 electric hob and extractor hood over. Plumbing for washing machine. Understair space for an up and over fridge/freezer. Cupboard housing the Worcester combination condensing boiler. Handrail to the staircase. uPVC door with double glazing inset opening onto the rear garden. uPVC double glazed window. Single panelled radiator.

First Floor

Landing

Handrail to the staircase. Storage cupboard over the staircase. Loft access.

Bedroom One

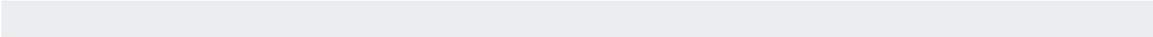
12'9 x 10'9

uPVC double glazed window. Double panelled radiator.

Bedroom Two

9'1 x 6'2

Coat hooks. uPVC double glazed window. Single panelled radiator.



Shower Room

The suite comprises a fully tiled cubicle with dual-headed thermostatic shower over, a hand washbasin with mixer tap and vanity drawer storage below and a low suite W.C. Downlighting. Extractor fan. Large storage cupboard. Partially tiled walls. Karndean flooring. uPVC double glazed window. Chrome heated towel rail.

Outside

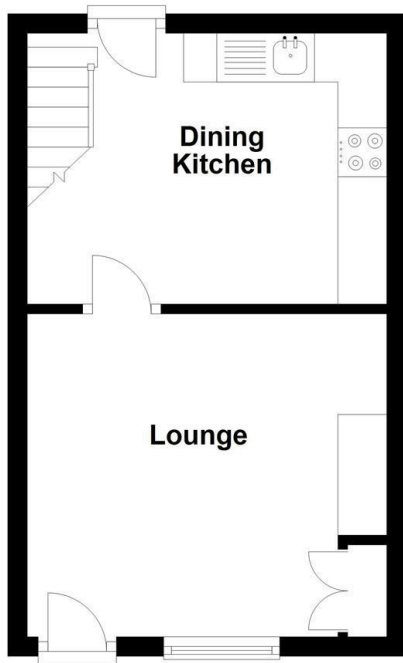
Garden

To the rear of the property there is a fully enclosed paved garden with planted flower beds. Included within the sale is a timber garden shed.

£180,000

HOLDEN & PRESCOTT

Ground Floor



First Floor





