





12, West Bond Street, Macclesfield, Cheshire SK11 8EQ

This two bedroom terrace property is situated within a stone's throw of the town centre and train station and benefits from a lovely garden and detached garage.

Now in need of full modernisation this property provides an excellent opportunity for one to create their ideal home.

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

To the rear there is a good sized garden with a lawn, patio, flower beds and a single detached garage at the rear boundary.

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 Park Lane turning right at the traffic lights into Bond Street. Take the first turning on the left hand side into West Bond Street. The property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Lounge

12'8 x 12'1

Composite front door. Fireplace. Meter cupboard to the chimney recess. uPVC double glazed window. Double panelled radiator.

Dining Room

10'2 x 10'1

Cupboard to the chimney recess. Understairs storage cupboard. Handrail to the staircase. uPVC double glazed window. Double panelled radiator.

Kitchen

8'3 x 6'2

Single drainer stainless steel sink unit with mixer tap and base cupboard below. Plumbing for washing machine. Cooker point. Quarry tiled flooring. uPVC double glazed windows. Single panelled radiator.

First Floor

Landing

Handrail to the staircase.

Bedroom One

12'0 x 12'8 reducing to 11'0

Fitted wardrobe to the chimney recess. uPVC double glazed window. Single panelled radiator.



Bedroom Two

10'2 x 5'7

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

Bathroom

The suite comprises a panelled bath, pedestal washbasin and low suite W.C. Cupboard housing the Vaillant combination condensing boiler. uPVC double glazed window. Partially tiled walls.

Outside

Garden

To the rear of the property there is a fully enclosed, impressively sized garden and incorporates a patio, paved pathway leading to the garage and a lawn with planted borders.

Garage

Up and over door.

£165,000

HOLDEN & PRESCOTT

Ground Floor



First Floor





