





44, Lord Street, Cheshire, SK11 6SY

This two bedroom, well proportioned semi-detached offers well-maintained accommodation in a convenient and sought after location. Its fresh decor and clean presentation provide an excellent opportunity to acquire a property that can be occupied immediately and improved at your convenience.

On the ground floor there is a living room, kitchen and cloakroom/W.C., whilst to the first floor there are two double bedrooms and a bathroom. The property is double glazed throughout and has gas fired central heating.

The garden to the rear is a lovely space to enjoy and is fully enclosed with a lawn and borders. There is also step-free access from the rear right through to the front (all on one level) with the whole property being accessible without modifications.

Lord Street is a short walk to the town's many bars and eateries along with the railway station.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities nearby. 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 road 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.

From the station proceed along Sunderland Street in the direction of Park Green. Continue across the lights into Park Street taking the second turning on the left into Lord Street where the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Living Room

13/11 x 11'0

Spindle balustrade to the staircase. Understairs storage cupboard. T.V. aerial point. Double glazed sash window. Double panelled radiator.

Kitchen

11'9 x 9'8 at maximum

Single drainer 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. Single oven with four ring gas hob and extractor hood over. Plumbing for washing machine. Space for a tumble dryer. Main combination condensing boiler. Downlighting. Laminate flooring. Double glazed window. Back door with double glazed panel to the garden. Double panelled radiator.

Cloakroom W.C.

Washbasin with tiled splashback. Low suite W.C. Extractor fan. Laminate flooring. Single panelled radiator.

First Floor

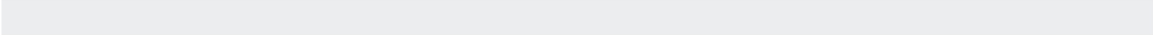
Landing

Spindle balustrade to the staircase. Access to a partially boarded loft with light via a Slingsby style ladder.

Bedroom One

11'9 x 8'8

Double glazed window. Double panelled radiator.



Bedroom Two

11'9 x 8'7 reducing to 5'7

Cupboard with hanging rail over the stair bulkhead. Double glazed window. Sash window. Double panelled radiator.

Bathroom

The suite comprises a panelled bath with mixer tap and shower over, a pedestal washbasin with tiled splashback and a low suite W.C. Mirrored bathroom cabinet. Extractor fan. Single panelled radiator.

Outside

Garden

To the rear of the property there is a lovely cottage style garden that includes a lawn and beds with planted bushes as well as a timber garden shed. There is a step-free access from the rear right through to the front of the property.

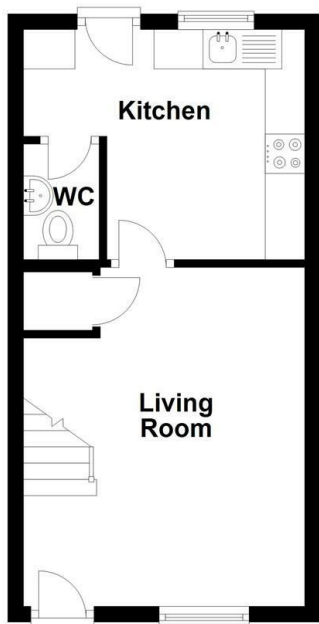
Tenure

Leasehold is 999 years from 29th September 1923 Rent £2.12s.6d

£175,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

