





40, Byrons Lane, Macclesfield, Cheshire SK11 7JW

A charming and characterful two-bedroom cottage, ideally located just outside Macclesfield town centre. Perfectly positioned for convenient access to the railway station and local amenities, this traditional home offers warm and welcoming accommodation throughout.

The ground floor comprises; a lounge, dining room and a kitchen whilst to the first floor there are two double bedrooms and a bathroom. The property benefits from gas-fired central heating and uPVC double glazing throughout.

To the rear, a fully enclosed garden provides an excellent outdoor space, complete with a stone-flagged patio and a lawn framed by attractive raised beds, ideal for relaxing or entertaining.

This cottage is an appealing home full of charm and practicality, with street parking directly outside, making it an excellent opportunity for a range of buyers.

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 in a southerly direction towards Leek along the A523. At the traffic lights signposted Sutton, Langley & Wincle turn left onto Byrons Lane. Continue along the lane and the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Lounge

12'00 x 11'11

Composite front door with opaque glazing inset. Feature fireplace with timber surround and mantel. Meter cupboard to the chimney recess. Engineered oak flooring. uPVC double glazed window. Double panelled radiator. Open archway through to the Dining Room.

Dining Room

10'03 x 9'10

Original open oak staircase with spindle balustrade . Fitted coat cupboard to the chimney recess. Engineered oak flooring. Open archway through to the Kitchen.

Kitchen

11'06 x 7'10

Stainless steel sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting wood block work surfaces and tiled splashbacks. Gas cooker point with extractor hood over. Plumbing for automatic washing machine. Space for a fridge/freezer. Original tiled flooring. uPVC double glazed window. Split stable door with glazing inset opening onto the rear garden.

First Floor

Landing

Spindle balustrade to the staircase. Original oak floorboards. Loft access.

Bedroom One

12'02 x 11'11

Finger latch door. Deep skirting boards. Original oak floorboards.. uPVC double glazed window. Double panelled radiator.

Bedroom Two

11'06 x 8'01

Finger latch door. Built-in wardrobe. Airing cupboard housing the Vaillant combination condensing boiler. uPVC double glazed window. Double panelled radiator

Bathroom

The white suite comprises a P-shaped bath with thermostatic shower over, a wash basin with mixer tap, tiled splashbacks and vanity storage cupboard below and a low suite W.C. Finger latch door. Fitted shelving. Extractor fan. Recessed spotlighting. Partially tiled walls. Chrome heated towel rail.

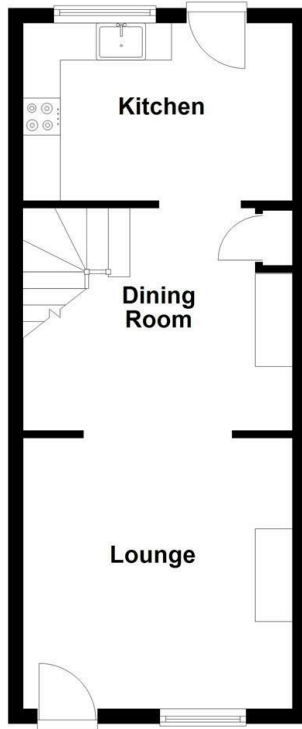
Outside**Gardens**

The rear, garden is fully enclosed within fenced borders and set over two tiers, with a stone-flagged patio, raised beds, and an upper lawn area. Street parking is available to the front.

£209,950

HOLDEN & PRESCOTT

Ground Floor



First Floor

