



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

22, Pownall Street, Macclesfield, SK10 1DF

*** NO ONWARD CHAIN***

The most beautifully presented larger than average picturesque Victorian terrace property enjoying fantastic views towards the Macclesfield hills.

£429,000

Constructed of brick, this picturesque Victorian property offers the discerning purchaser a wonderful home in a cul-de-sac location and within walking distance of Macclesfield town centre. On entering the property you are immediately welcomed by a lovely entrance hall with original ornate plaster work, 24 ft lounge (which was originally two rooms) with period style fireplace, a well presented living family kitchen enjoying shaker style units with hard wood worktops and an abundance of built-in appliances. There is a cinema room in the basement whilst to the first floor the large split level landing allows access to three good sized bedrooms and a larger than average bathroom/WC. To the second floor there is an occasional bedroom with en-suite and access to a large loft room which has been fully plastered with skylight and radiator. A gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate the size, space and quality of this beautiful Victorian home.

There is a small forecourt to the front whilst to the rear is a good sized split level flagged terraced garden which also has access onto Tunnicliffe Street.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 5 and 30 minutes drive of the property.

Directions: From the large Tesco roundabout on the silk road continue up the hill up Hibel road taking the right turn at the set of traffic lights onto Beech lane, and then first left onto Coare street. Take the second left onto Pownall street where the property can be located towards the end of the no-through road on the right hand side.

Accommodation

Ground Floor

Entrance Hall

With dado rail, decorative ceiling cornice and ornate plaster work, original staircase leading to the first floor, radiator, access to basement/cinema room.

Lounge 24'4" x 12'11" (overall)

Originally two rooms enjoying three period style radiators, period style fireplace with cast inset and hearth, picture rail, decorative ceiling cornice and ceiling roses, small paned double doors leading to rear garden.

Living/Family/Kitchen 22'2" x 10'7" (overall)

With shaker style units including base cupboards and drawers, wall cupboards and hard wood worktops, 5 ring gas hob with extractor hood, double oven/grill, dishwasher, Belfast sink, fridge and freezer, part tiled walls, two contemporary radiators, dining/seating area, glazed French doors to the rear garden.

Basement/Cinema Room 12'11" x 11'6"

With natural light, under stairs storage.

First Floor

Landing

A large split level landing area with radiator, stairs to second floor.

Bedroom 1 17'5" x 11'

Enjoying two big picture windows allowing views towards Macclesfield hills, contemporary radiator.

Bedroom 2 13' x 11'2"

With radiator.

Bedroom 3 12'9" x 6'8"

With radiator, airing cupboard with pressure hot water cylinder, linen cupboard.

Bathroom/WC

Paneled bath, low level WC, wash hand basin with shelves below, radiator/towel rail, part tiled walls.

Second Floor

Occasional Bedroom 4 13'1" x 11'9"

With radiator and access to the large loft room.

En-suite

Shower, pedestal wash hand basin, low level WC, half tongue and groove paneled walls, part tiled walls.

Loft room 18'10" x 5'1"

Which is fully plastered, power and light, skylight, radiator. Subject to planning part of the loft room lends itself to be an outdoor roof balcony.

Outside

Gardens as previously mentioned.

Tenure

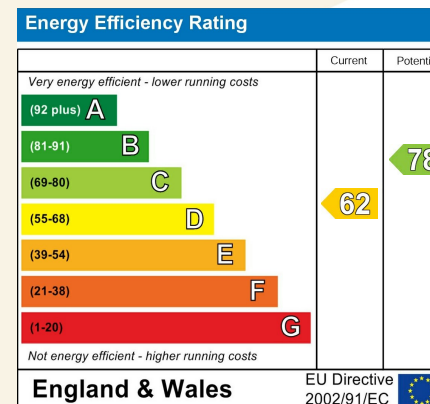
Leasehold. Interested purchaser should seek clarification of this with their solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.



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