HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

19 Barton Street, Macclesfield, SK11 6RX

19, Barton Street, Macclesfield, Cheshire SK11 6RX

Barton Street is an attractive terrace home, ideally positioned within a short walk of Macclesfield town centre and the railway station, providing excellent access to a wide range of shops, bars, restaurants and everyday amenities, whilst also making it an ideal choice for commuters.

Combining a convenient location with plenty of charm and character, this delightful property is sure to appeal to a wide range of buyers and offers an excellent opportunity to acquire a well positioned home within this popular part of Macclesfield.

The accommodation briefly comprises a welcoming, open-plan lounge dining room and a kitchen to the ground floor, whilst to the first floor there are two well proportioned double bedrooms and a family bathroom. The property further benefits from gas fired central heating and uPVC double glazing throughout.

Externally, the property enjoys a fully enclosed private rear garden which has been paved to provide a low maintenance outdoor space. The garden offers an ideal setting for sitting out, relaxing or entertaining during the warmer months.

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. Turn right into South Park Road and right into Barton Street. The property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Lounge/Dining Room
22'6 x 11'6
Composite front door with glazing inset. Display fire set within a brick surround fireplace with stone hearth and timber mantel. Meter cupboard to the chimney recess. Understairs storage cupboard. Partial wooden panelling to feature wall. Balustrade to the staircase. LVT flooring. uPVC double glazed window. Double panelled radiators. Open way through to the Kitchen.

Kitchen
11'8 x 6'5
Single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and splashbacks. Integrated single oven with four ring gas hob and extractor hood over. Space for fridge/freezer. Plumbing for washing machine. LVT flooring. uPVC double glazed window. uPVC back door with glazing inset. Single panelled radiator.

First Floor

Landing
Balustrade to the staircase. Loft access.

Bedroom One
11'6 x 9'8
Wooden panelling to feature wall. uPVC double glazed window. Double panelled radiator.

Bedroom Two
8'5 x 6'7
Wooden panelling to feature wall. Worcester combination condensing boiler. uPVC double glazed windows. Double panelled radiator.

Bathroom
The suite comprises a panelled bath with thermostatic shower over, a pedestal washbasin and a low suite W.C. Mirrored bathroom cabinet. Partially tiled walls. LVT flooring. Single panelled radiator.

Outside

Garden
To the rear, the property enjoys a fully enclosed garden by a combination of fencing and walls. A generous patio provides an ideal space for outdoor seating and entertaining, perfectly positioned to enjoy the evening sunshine, while a mature tree and well-stocked planted beds add greenery and character to the garden.

Tenure
Leasehold - 999 from 18/07/1848 with 821 years remaining. Ground Rent - £11.13

£180,000

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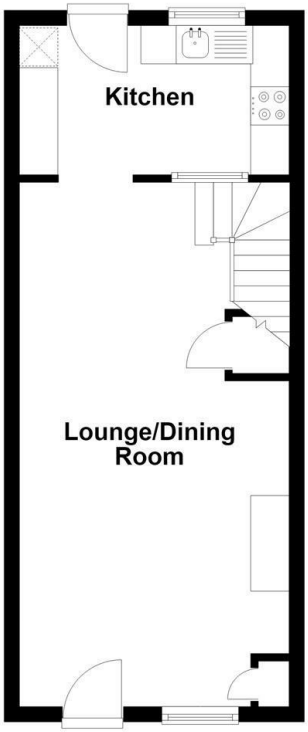
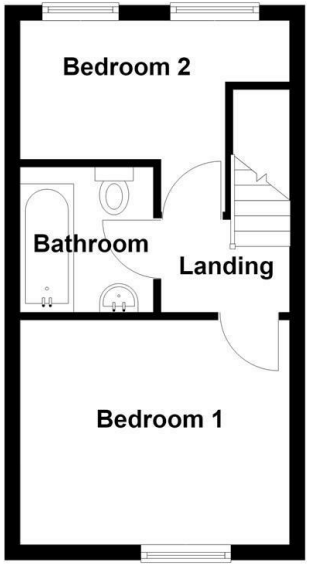
Ground Floor



First Floor



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