HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

32 Cross Street, Macclesfield, SK11 7PG





32, Cross Street, Macclesfield, Cheshire SK11 7PG

Situated on Cross Street, within comfortable walking distance of Macclesfield town centre and the railway station, this well-presented two-bedroom mid-terraced property offers a convenient and practical home in an established residential setting. The property is offered for sale with no onward chain.

The accommodation is arranged over two floors and briefly comprises a living room, a newly fitted kitchen and rear porch to the ground floor, with two bedrooms and a newly fitted bathroom to the first floor. Further benefits include gas-fired central heating and uPVC double glazing throughout.

To the rear, the property has access to a pleasant shared courtyard, shared with just one other property, offering a useful outdoor space with a good degree of privacy.

Ideally suited to first-time buyers, investors or those looking for a conveniently located home close to the town centre, the property is well placed for a wide range of shops, restaurants and everyday amenities, with excellent transport links and Macclesfield railway station also within easy walking distance.

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.

From the railway station proceed along Sunderland Street to the traffic lights at Park Green. Turn left at this light and left again at the next set of lights into Mill Lane which joins Cross 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

Living Room
12'6 x 11'9
uPVC front door with decorative glazing inset. Attractive, closed recessed fireplace with exposed brick and contemporary surround and mantel. Built-in cupboard to the chimney recess. uPVC double glazed window. Single panelled radiator.

Kitchen
12'6 x 8'8
Single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base level units with contrasting work surfaces. Integrated single oven. Integrated four ring induction hob. Recessed spotlighting. uPVC double glazed window. Single panelled radiator.

Rear Porch
Recessed spotlighting. Finger-latch door to the staircase. uPVC door opening to the rear of the property.

First Floor

Landing
Wall-mounted Vaillant combination boiler. Loft access.

Bedroom One
12'5 x 11'11
uPVC double glazed window. Single panelled radiator.

Bedroom Two
8'8 x 4'11
uPVC double glazed window. Single panelled radiator.

Bathroom
The white suite comprises a panelled bath with thermostatic shower over, a pedestal washbasin and a low suite W.C. Fully tiled walls. uPVC double glazed window. Double panelled radiator.

Outside

Gardens
To the rear of the property there is a pleasant enclosed, flagged courtyard garden area shared with just one other property.

Tenure
Leasehold - A term of 999 years from 29th of September 1822. There is an annual ground rent of £4. 9s. 3d.

£137,000

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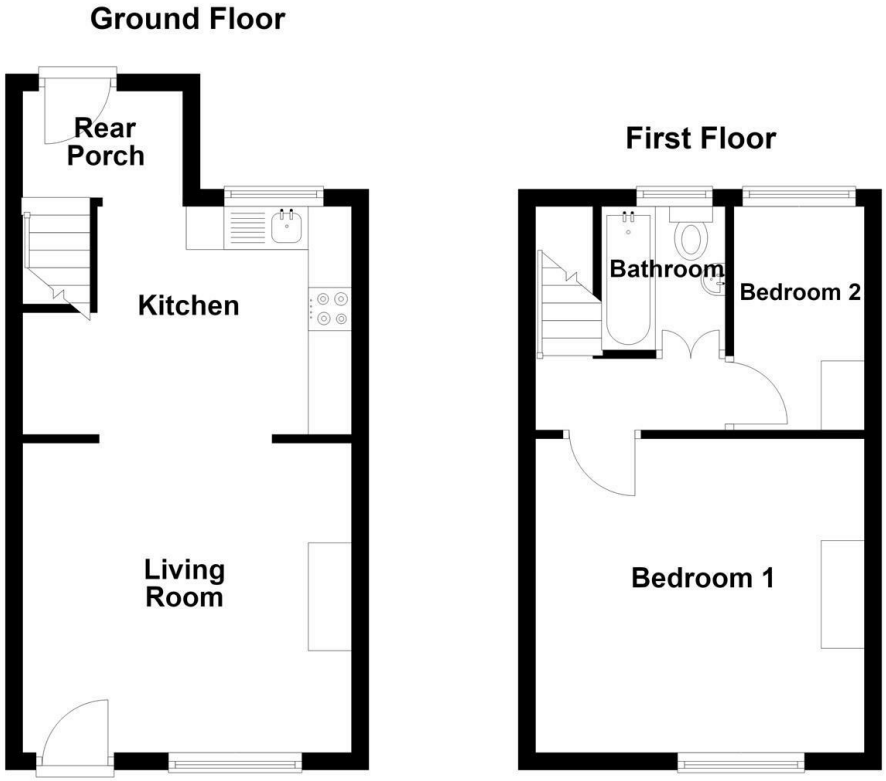









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