





## 31, Garden Street, Macclesfield, Cheshire SK10 2QW

This beautifully presented two-bedroom terraced home has been thoughtfully updated by the current owners and enjoys a highly convenient location within easy walking distance of the town centre and train station, ideal for those seeking the benefits of central living.

The ground floor comprises a living room and a kitchen featuring a breakfast bar. To the first floor are two bedrooms and a modern bathroom. The property further benefits from gas central heating and uPVC double glazing throughout.

To the rear is a private enclosed garden, providing a delightful outdoor space, perfect for relaxing with a small bistro table and chairs and enjoying the outdoor space.

This attractive home presents an excellent opportunity for first-time buyers looking to step onto the property ladder, or investors seeking a ready-to-let property in a prime central location.

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, on 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 our office proceed towards the railway station turning left onto Sunderland Street. Proceed under the railway bridge and left immediately onto the Silk Road. At the roundabout turn right down the hill and shortly after passing Tesco turn left into Garden Street and the property can be found on the right hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## Ground Floor

### Living Room

12'11 x 12'3

Composite front door with glazing inset and fanlight over. Fireplace recess ideal for an electric fire. Cupboards and shelving to the chimney recess with downlighting. Wooden panelling to one wall. Laminate flooring. uPVC double glazed window. Ornate radiator.

### Breakfast Kitchen

12'3 x 9'0

Single drainer stainless steel sink unit with mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces and splashbacks extending to a breakfast bar. Integrated single oven with four ring gas hob and extractor hood over. Plumbing for automatic washing machine. Understair space for an up and over fridge/freezer. Laminate flooring. Spindle balustrade to the staircase. Composite door opening onto the garden. uPVC double glazed window.

## First Floor

### Landing

Loft access.

### Bedroom One

12'3 x 9'8

Laminate flooring. uPVC double glazed window. Double panelled radiator.

### Bedroom Two

9'1 x 6'8

Large storage cupboard with hanging rails. Laminate flooring.

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**Bathroom**

The suite comprises a P-shaped bath with screen and shower over, a pedestal wash basin and a low suite W.C. Partially tiled walls. Extractor fan. Tiled flooring. Chrome heated towel rail.

**Outside****Garden**

To the rear of the property is a fully enclosed, private stone-flagged courtyard garden which is the ideal setting for a bistro table and chairs, perfect for relaxing and making the most of the outdoor space.

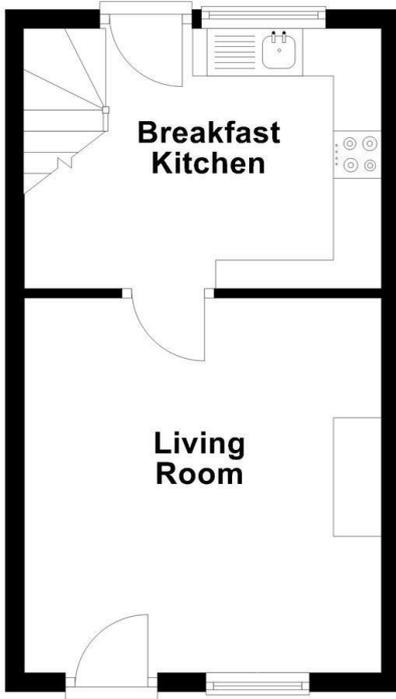
**Tenure**

We have been advised by the vendor that the property is freehold.

**£175,000**

HOLDEN & PRESCOTT

**Ground Floor**



**First Floor**





