





## 270A, Black Road, Macclesfield, Cheshire SK11 7JY

A beautifully presented and charming two-bedroom semi-detached home, offered to the market in immaculate condition throughout. Ideally positioned in a highly desirable location, the property enjoys a pleasant outlook with Windmill Park directly opposite, while a range of local amenities including , a primary school, shops, pubs, restaurants, and cafés are all within easy walking distance. The Macclesfield Canal is also nearby, providing scenic routes perfect for walking and dog owners alike. Macclesfield town centre is also just a short walk away, offering a wider selection of amenities and transport links.

The property is accessed via a cul-de-sac to the right hand side of the property. The accommodation is thoughtfully arranged and briefly comprises: a lounge, stylish dining kitchen, and a cloakroom/W.C. to the ground floor. To the first floor, there are two well-proportioned double bedrooms and a modern bathroom. Further benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back behind a neat front garden and benefits from a tarmacadam driveway providing off-road parking for one vehicle. To the rear, a fully enclosed private courtyard offers an attractive and low-maintenance space, ideal for outdoor seating and entertaining. A useful brick-built outhouse provides additional storage.

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 Buxton Road. Turn right shortly after passing over the canal into Black Road. Bear left into the continuation of Black Road and cross over Windmill 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

14'07 x 13'05

Wall light points. T.V. aerial point. uPVC double glazed window. Double panelled radiator.

### Dining Kitchen

13'11 x 12'00

Composite front door with decorative stained glazing inset. Single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base level units with contrasting work surfaces and tiled splashbacks. Integrated oven. Integrated four ring gas hob with extractor hood over. Wall-mounted Baxi combination condensing boiler. Spindle balustrade to the staircase. Integrated dishwasher. Space for a fridge/freezer. Storage cupboard with power, light and plumbing for automatic washing machine. uPVC double glazed window. Double panelled radiator.

### Rear Porch

Tiled flooring. uPVC door with glazing inset.

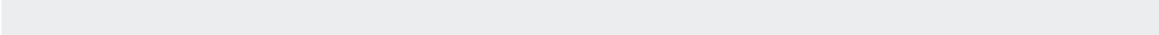
### W.C.

Low suite W.C. Extractor fan.

## First Floor

### Landing

Spindle balustrade to the staircase.

  
**Bedroom One**

12'00 x 11'03

Storage cupboard with shelving. Built-in double wardrobe. Loft access. uPVC double glazed window. Double panelled radiator.

**Bedroom Two**

13'05 x 12'00 max

T.V. aerial point. uPVC double glazed window. Double panelled radiator.

**Bathroom**

The white suite comprises a panelled bath with thermostatic shower over, a pedestal wash basin with tiled splashbacks and a low suite W.C. Partially tiled walls. Extractor fan. Double panelled radiator.

**Outside****Gardens**

To the rear is a private courtyard style garden with a brick built outhouse. Outside cold water tap.

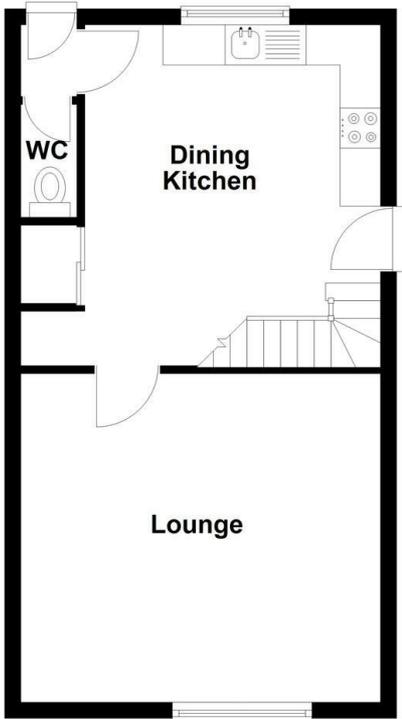
**Tenure**

Freehold

**£240,000**

HOLDEN & PRESCOTT

Ground Floor



First Floor

