HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

14 Birchgate Close, Macclesfield, SK10 4XL

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A fantastic opportunity to acquire this two-bedroom mid-terrace home, ideally situated in a highly sought-after location close to Macclesfield Leisure Centre, Fallibroome Academy, and just a short drive from Macclesfield town centre.

Offering well-proportioned accommodation throughout, the property provides a wonderful blank canvas with excellent scope for a purchaser to personalise and enhance over time.

The accommodation briefly comprises an entrance vestibule, lounge and dining/kitchen to the ground floor. To the first floor, there is a principal bedroom with an en-suite shower room, a further generous bedroom and a family bathroom. The property also benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back behind a neat front garden with attractive hedged borders. To the rear is a fully enclosed garden enjoying a sunny southerly aspect, providing an ideal space for relaxing or entertaining outdoors. The property also benefits from two allocated parking spaces.

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, which has picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links, including national motorways, major roads, and train networks, as well as the West Coast Line, which is 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 the Prestbury Road, turning left at the roundabout into Victoria Road. At the top of Victoria road take the second exit into Priory Lane. At the next mini roundabout take the first exit into Drummond way and then immediately left. Birchgate Close is the first turning on the left hand side.

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Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Vestibule
Composite front door with glazing inset. Meter cupboard. Handrail to the staircase.

Lounge
11'8 x 10'5 max
Feature marble fireplace. Understairs storage cupboard. Laminate flooring. uPVC double glazed leaded style bow window. Double panelled radiator. Open way through to the Dining Kitchen.

Dining Kitchen
13'9 x 9'8
One and a half bowl single drainer stainless steel sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Gas cooker point with extractor hood over. Plumbing for dishwasher. Plumbing for washing machine. Space for a fridge/freezer. Wall-mounted Worcester Bosch central heating and domestic hot water boiler. Tiled flooring/laminate flooring. uPVC double glazed window. uPVC double doors opening onto the garden. Double panelled radiator.

First Floor

Landing
Handrail and spindle balaustrade to the staircase. Loft access. Airing cupboard with shelving housing the hot water cylinder. Recessed spotlighting.

Bedroom One
11'10 x 10'7 max
Built-in wardrobe with shelving. Recessed spotlighting. uPVC double glazed leaded style window. Single panelled radiator.

En-suite Shower Room
Fully tiled cubicle with electric Mira shower over. Washbasin with tiled splashbacks and vanity storage cupboard below. Wall-mounted mirror-fronted bathroom cabinet. Extractor fan. Recessed spotlighting. Chrome heated towel rail.

Bedroom Two
9'10 x 7'1
Recessed spotlighting. uPVC double glazed window. Single panelled radiator.

Bathroom
The white suite comprises a panelled bath with mixer tap, a pedestal washbasin and a low suite W.C. Wall-mounted mirror-fronted bathroom cabineet. Recessed spotlighting. Partially tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail

Outside

Gardens & Parking
The property is set back behind a small neat lawned garden and screened by an established hedge borders whilst the fully enclosed garden to the rear has been designed for low maintenance and incorporates a stone-flagged patio, an artificial lawn and a further wooden decked seating area with integral lighting. The property also benefits from two allocated parking spaces.

Tenure
Leasehold - A term of 999 years from 1987. There is an annual ground rent of £80.00 and an annual service charge of £350.00.

£217,500

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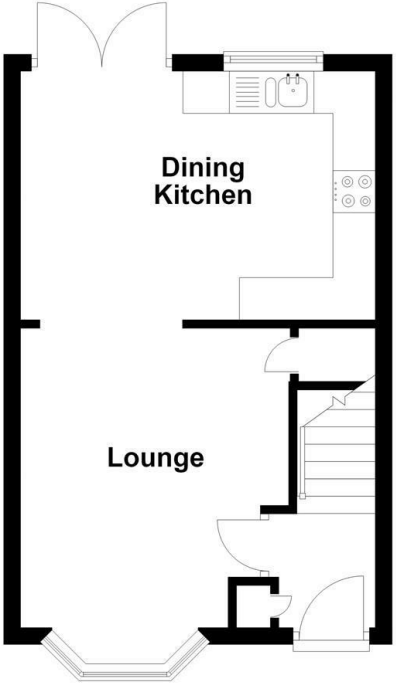
Ground Floor



First Floor

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1-3 Church Street, Macclesfield, Cheshire, SK11 6LB
T: 01625 422244 W: www.holdenandprescott.co.uk
E:contact@holdenandprescott.co.uk