





44, Chapel Street, Macclesfield, Cheshire SK11 8BJ

This property is a real delight offering a wonderful sense of character and individuality with far more to discover than first meets the eye. The open-plan style of living creates a sociable yet cosy environment, with an unexpected sense of space and a layout that flows effortlessly from one area to the next. It is a home that is sure to appeal with plenty of personality and really needs to be seen to be appreciated.

The ground floor is bright, open and airy, briefly comprising an entrance hall, open-plan lounge and kitchen, together with a separate dining area. To the first floor are two well-proportioned bedrooms, a third room which is currently used as an office and a modern bathroom. The property benefits from gas-fired central heating and double glazing throughout.

Approached via a secure entryway to the rear of the property, the home enjoys a charming terrace-style courtyard garden. Private and thoughtfully arranged, this delightful outdoor space provides a peaceful setting in which to relax, unwind and make the most of sunny afternoons.

Perfectly suited to first-time buyers or those seeking a conveniently located town-centre home, this distinctive property combines a cosy atmosphere with excellent access to Macclesfield's amenities and transport links.

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 the town centre proceed along Sunderland Street to the traffic lights at Park Green. Continue across the lights into Park Street. Take the second turning on the left into James Street and the second left again into Chapel Street.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Secure Entryway

Secure entryway opening up into a charming courtyard style garden.

Entrance Hall

Hardwood front door with glazing inset. Understairs storage cupboard housing the combination condensing boiler. Exposed brick. Openway through to the Lounge/Kitchen.

Open-Plan Lounge/Kitchen

22'1 x 11'9

Lounge: Feature rustic wall panelling to one wall. Recessed spotlighting. Double glazed hardwood window. Two contemporary style radiators. Kitchen. Single drainer inset stainless steel sink with mixer tap and base unit below. An additional range of bespoke matching base and eye level units with contrasting work surfaces with tiled splashbacks extending to a breakfast bar. Integrated single oven with four ring induction hob and extractor hood over. Space for free-standing fridge/freezer. Recessed spotlighting. Pendant lighting over breakfast bar. Fitted shelving. Exposed brickwork. Tiled flooring. Double glazed hardwood window.

Dining Area

9'10 x 6'00 max

Wooden wall panelling. Tiled flooring. Fitted shelving. Double glazed hardwood window. Double doors with glazing inset opening onto the rear garden.

First Floor

Landing

Recessed spotlighting. Fitted shelving. uPVC double glazed window.

Bedroom One

11'8 x 11'1

Built-in wardrobe. Recessed spotlighting. Wall light points. Hardwood double glazed window to the front and rear elevations. Double panelled radiator.

Bedroom Two

11'8 x 8'10 max

Built-in wardrobe. Wooden panelling to one wall. Loft access. Recessed spotlighting. Hardwood double glazed window. Double panelled radiator.

Bedroom Three

6'11 x 5'11

Built-in wardrobe. T.V. aerial point. Wooden flooring. Hardwood double glazed window. Double panelled radiator.

Bathroom

The contemporary suite comprises a fully tiled cubicle with thermostatic rainfall shower and additional shower attachment. A panelled bath with mixer tap, a wall-mounted washbasin with mixer tap and a low suite W.C. with concealed cistern. Wall-mounted mirror-fronted bathroom cabinet. Built-in cupboard. Recessed spotlighting. Partially tiled walls. Extractor fan. Double glazed hardwood window. Vertical anthracite grey radiator,.

Outside

Gardens

The garden to the rear is a lovely feature being courtyard in style and enclosed within a variety of attractive trees and shrubs creating the perfect outdoor oasis in which to relax or entertain.

Tenure

Leasehold - A term of 999 years from 1839. There is an annual ground rent of £9.00.

£270,000

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