HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

38 Hobson Street, Cheshire, SK11 8BA

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Ideally situated on the sought-after Hobson Street, this exceptional cottage enjoys a superb location within easy walking distance of the town centre while also benefiting from the open green spaces of South Park nearby.

Larger than many comparable cottages, the property offers spacious, tastefully presented accommodation throughout and benefits from gas-fired central heating and uPVC double glazing. The ground floor comprises a lounge, a separate dining room, a well-appointed kitchen and a useful utility room. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a delightful rear garden featuring a well-maintained lawn, attractively stocked flower beds and a patio seating area, creating an ideal outdoor space.

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 station proceed along Sunderland Street in the direction of Park Green. Continue over the lights into Park Street and across the mini roundabout into Park Lane. Take the third turning on the left hand side into Hobson Street.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Lounge
15'7" x 12'0"
Composite front door with glazing inset. T.V. aerial point. Tiled hearth. uPVC double glazed window. Double panelled radiator.

Dining Room
15'11" x 12'0"
LVT flooring. Staircase with handrail to first floor landing. uPVC double glazed window to the Utility Room. Double panelled radiator.

Kitchen
7'3" x 6'0"
Single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated single oven with four ring gas hob and extractor hood over. Plumbing for washing machine. Downlighting. uPVC double glazed window. Open way through to the Utility Room.

Utility Room
8'7" x 5'9"
Work surfaces with cupboard above. Space for a fridge/freezer. uPVC double glazed window. uPVC patio door to the garden. Single panelled radiator.

First Floor

Landing
Handrail to the staircase. Loft access. Single panelled radiator.

Bedroom One
13'3" x 12'1"
uPVC double glazed window. Double panelled radiator.

Bedroom Two
13'2" x 12'1" maximum dimensions
uPVC double glazed window. Double panelled radiator.

Bedroom Three
11'11" x 6'0"
uPVC double glazed window. Single panelled radiator.

Bathroom
The suite comprises a panelled bath with thermostatic shower over, a pedestal washbasin with mixer tap and a low suite W.C. Cupboard housing the Worcester combination condensing boiler. Extractor fan. Partially tiled walls. Tiled flooring. uPVC double glazed window.

Outside

Garden
To the rear of the property is a private, enclosed garden featuring a patio seating area, a well-maintained lawn, and a second patio, complemented by raised flower beds. The garden is fully enclosed by a combination of walled and fenced borders, providing an attractive and private outdoor space.

Tenure
Leasehold commencing April 1852 to April 2851. Annual ground rent. £1.00.

£232,500

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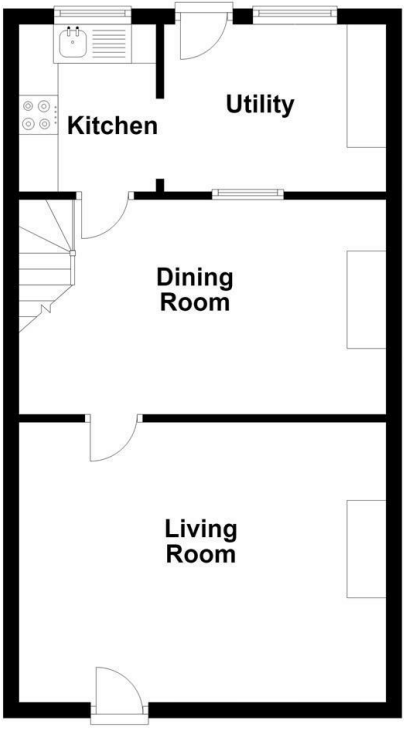
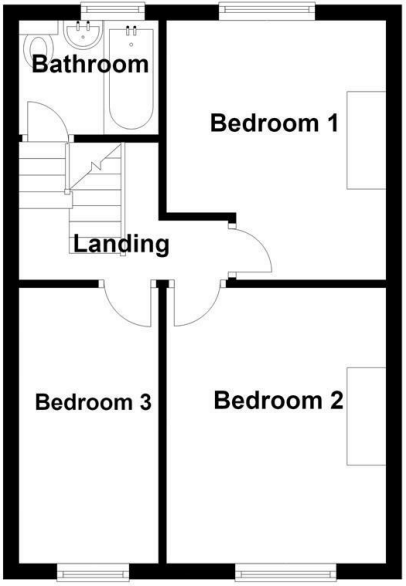
Ground Floor



First Floor



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1-3 Church Street, Macclesfield, Cheshire, SK11 6LB
T: 01625 422244 W: www.holdenandprescott.co.uk
F: 01625 869 999 E:contact@holdenandprescott.co.uk