





## 9, Square Street, Macclesfield, Cheshire SK11 7PN

A charming and beautifully presented two-bedroom terraced property, ideally situated within close proximity to Macclesfield town centre and the railway station. Offering ready-to-move-into accommodation, this delightful home provides the perfect opportunity for a purchaser to add their own personal touch.

The accommodation briefly comprises a lounge and a breakfast kitchen to the ground floor. To the first floor, there are two well-proportioned bedrooms and a bathroom. The property further benefits from attractive double-glazed sash windows to the front elevation and gas-fired central heating throughout.

Externally, the home enjoys a raised gravelled private garden to the front, whilst to the rear there is a pleasant shared courtyard area. This property would make an excellent purchase for first-time buyers, downsizers or buy-to-let investors alike, thanks to its convenient location and it's excellent condition.

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 from our office towards the railway station turning right onto Sunderland Street. At the main traffic lights turn left and proceed out of Macclesfield along the A523 (Leek Road.) Take the left fork after approximately a quarter into Old Mill Lane and the last turning on the right into Square Street.

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

## Ground Floor

### Living Room

12'5 x 11'11

Composite front door with glazing inset. Meter cupboard to the chimney recess. uPVC double glazed window. Double panelled radiator. Open way through to the Breakfast Kitchen.

### Breakfast Kitchen

12'6 x 10'1

Inset sink with mixer tap including Quooker instant hot water tap and base cupboard below. An additional range of matching base and eye level units with contrasting work surfaces. Space and connections for gas or electric cooker. Plumbing for a dishwasher. Plumbing for washing machine. Space for a free-standing fridge/freezer. Spindle balustrade to the staircase. uPVC double glazed window. uPVC door opening onto the rear garden. Double panelled radiator.

## First Floor

### Landing

Handrail and spindle balustrade to the staircase. Fitted shelving.

### Bedroom One

10'10 to the wardrobe x 9'4

Built-in wardrobe. Loft access. uPVC double glazed sash window. Double panelled radiator.

### Bedroom Two

9'3 x 6'7 max

Built-in storage cupboard. Airing cupboard housing the Baxi combination condensing boiler. uPVC double glazed window. Double panelled radiator.

**Bathroom**

The white suite comprises a panelled bath with mixer tap with Triton electric shower and additional shower attachment over, a pedestal washbasin and a low suite W.C. Extractor fan. Partially tiled walls. Double panelled radiator.

**Outside****Gardens**

There is a small raised gravel private garden located across the road from the front of the property. To the rear of the property there is a pleasant shared courtyard style garden. On-street parking is available on Square Street as well as Old Mill Lane.

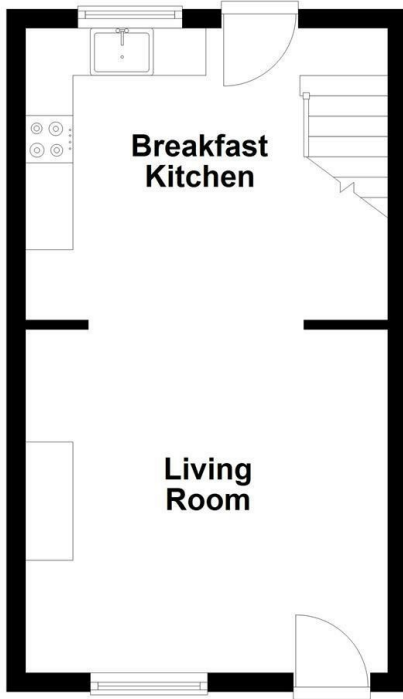
**Tenure**

Freehold.

**£165,000**

**HOLDEN & PRESCOTT**

**Ground Floor**



**First Floor**

