HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

17 Lansdowne Street, Cheshire, SK10 2QZ





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This attractive and well-proportioned two-bedroom end-terrace property occupies a convenient position on a quiet residential street, within comfortable walking distance of Macclesfield town centre and the train station. Ideally suited to first-time buyers or those looking to downsize, the property offers well-arranged accommodation in a sought-after and accessible location.

Internally, the property is presented in neutral décor throughout, providing a bright and versatile backdrop for a purchaser to personalise to their own taste. The accommodation is arranged over two floors, with the first floor comprising a welcoming living room and a fitted kitchen. To the second floor, which extends over the ginnel, are two generously proportioned bedrooms and a shower room.

Externally, the property benefits from a pleasant courtyard garden to the rear, providing a private and low-maintenance outdoor space, ideal for relaxing or enjoying some fresh air.

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 Tesco roundabout, proceed up Hurdsfield Road turning second right into Lansdowne Street. The property can be found on the left hand side.

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Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Living Room
11'00 x 10'6
uPVC front door with glazing inset. Inset living flame electric fire. Ceiling cornice. Wall light points. Meter cupboard. Laminate flooring. uPVC double glazed window. Double panelled radiator. Open way through to the kitchen.

Kitchen
11'2 x 10'9
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. Breakfast bar. Integrated single oven with four ring gas hob and extractor hood over. Space for free-standing fridge/freezer. Wall-mounted Worcester Bosch combination condensing boiler. Handraill to the staircase. Laminate flooring. uPVC double glazed window. uPVC door with glazing inset opening to the rear garden. Double panelled radiator.

First Floor

Landing
Loft access.

Bedroom One
12'8 to the wardrobes x 10'7
Fitted wardrobes to the chimney recesses. uPVC double glazed window. Double panelled radiator.

Bedroom Two
8'11 increasing to 9'4 x 8'7
uPVC double glazed window. Double panelled radiator.

Shower Room
The white suite comprises a waterproof panelled corner cubicle with thermostatic shower over, a washbasin with mixer tap and vanity storage cupboard below and a low suite W.C. with concealed cistern. Wall-mounted bathroom cabinet. Recessed spotlighting with integral extractor fan. Partially tiled and waterproof panelled walls. uPVC double glazed window. Chrome heated towel rail.

Outside

Gardens
To the rear of the property there is a fully enclosed stone flagged courtyard style garden.

Tenure
Freehold.

£167,500

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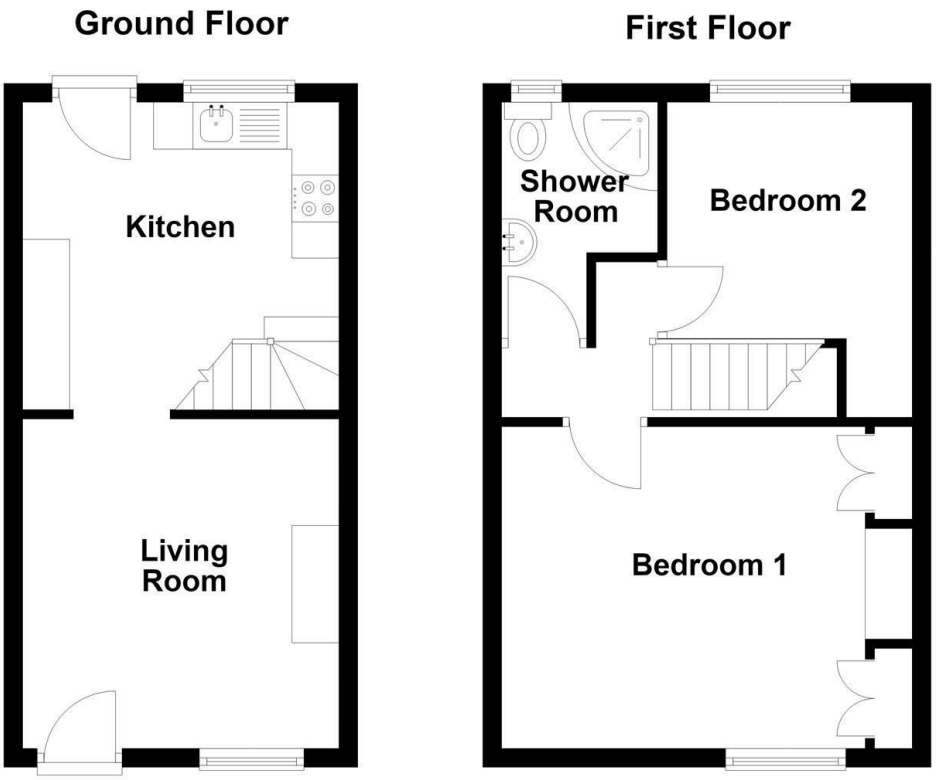









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