





## 16, Fowler Street, Macclesfield, Cheshire SK10 2AN

An immaculately presented two bedroom mid-terrace home ideally positioned just a stone's throw from Macclesfield town centre. Offering cosy yet stylish accommodation, this is the perfect example of a home that's ready to move into with the minimum of fuss.

The property features a lounge and an attractive open-plan dining kitchen to the ground floor. To the first floor there is a generous double bedroom together with a fresh and contemporary bathroom. The property benefits from gas fired central heating and uPVC double glazing throughout.

Externally, the home features an attractive fully enclosed courtyard-style rear garden, bordered by fence panels for privacy and incorporates a raised wooden decking area. This is a lovely space to enjoy some outdoor relaxation or entertaining.

Conveniently located close to local amenities, transport links and the town centre, this charming home combines cosy comfort, excellent presentation and a convenient location in equal measure.

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 out of Macclesfield along Beech Lane, turning right after the Chadwick House Hotel into Old Hall Street, right into Justice Street and first left into Fowler Street where the property can be found on the right hand side.

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

## Ground Floor

### Lounge

12'07 x 11'10

Composite front door with glazing inset. Living flame electric fire set within a classical feature fireplace. Meter cupboard to the chimney recess. Wall light points. Laminate flooring. Attractive wooden door with frosted glazing opening to the Dining Kitchen. uPVC double glazed window with plantation shutters. Single panelled radiator.

### Dining Kitchen

13'10 x 12'06

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. Integrated double oven. Integrated four ring induction hob with extractor hood over. Space for a fridge/freezer. Plumbing for automatic washing machine. Built-in storage cupboards. Recessed spotlighting. Tiled flooring. uPVC French doors with plantation shutters opening onto the rear garden area. Anthracite grey vertical radiator.

## First Floor

### Landing

Handrail and spindle balustrade to the staircase.

### Bedroom One

11'11 x 10'11 to the wardrobes

A range of floor to ceiling fitted wardrobes and cupboards. uPVC double glazed window with plantation shutters. Single panelled radiator.



### **Bathroom**

The stylish suite comprises a fully tiled cubicle with thermostatic rainfall shower and additional shower attachment, a panelled bath with central mixer tap, a hand-held shower attachment and tiled splashbacks, a washbasin vanity unit with tiled splashback and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Storage cupboard housing the combination condensing boiler. Extractor fan. Attractive wooden door with frosted glazing inset. Laminate flooring. Two uPVC double glazed window with plantation shutters. Access to a fully bordered loft via a pull down ladder. Vertical chrome heated towel rail.

### **Outside**

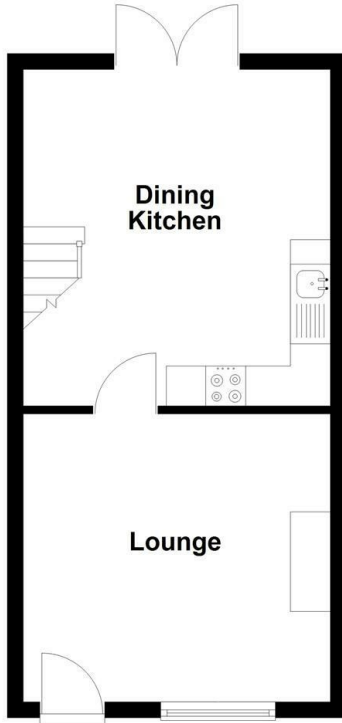
### **Gardens**

The fully enclosed rear garden is a charming, low-maintenance courtyard space, complemented by an attractive raised decked seating area, perfect for outdoor relaxation.

**£164,950**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor

