HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

25 Shaw Street, Macclesfield, SK11 6QY

25, Shaw Street, Macclesfield, Cheshire SK11 6QY

Shaw Street is a spacious and versatile three-bedroom terrace property ideally situated just a stone's throw from Macclesfield town centre and the railway station, making it an excellent choice for commuters, first-time buyers, investors, or growing families alike.

The well-proportioned accommodation briefly comprises a lounge and dining kitchen to the ground floor. To the first floor, there are two generous double bedrooms, both benefitting from their own en-suite shower rooms. The converted cellar provides a further double bedroom complete with a shower area and W.C., offering flexible living arrangements. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the fully enclosed rear garden has been designed with low maintenance in mind and features a raised stone-flagged patio seating area, complemented by mature planted borders.

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 our office proceed towards the railway station turning right onto Sunderland Street. Proceed through the traffic lights into Park Street, turning right at the roundabout into Churchill Way. Proceed across the roundabout and take the next left into Roe Street, which in turn leads into Shaw Street. The property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Lounge
12'4 x 11'10
Composite front door with glazing inset. Recessed fireplace. Meter cupboard to the chimney recess. T.V. aerial point. uPVC double glazed window. Double panelled radiator.

Dining Kitchen
15'2 reducing to 12'4 x 11'4
Single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units contrasting work surfaces and tiled splashbacks. Integrated single oven with four ring induction hob and extractor hood over. Integrated fridge/freezer. Plumbing for an automatic washing machine. Space for a tumble dryer. Recessed spotlighting. Stripped oak flooring. uPVC double glazed window. uPVC door with glazing inset opening to the rear garden. Double panelled radiator.

First Floor

Landing
Airing cupboard housing the Vaillant combination condensing boiler.

Bedroom One
11'11 x 11'2 to the wardrobe
Built-in wardrobe. T.V. aerial point. Recessed spotlighting. uPVC double glazed window. Double panelled radiator.

En-suite Shower Room
Fully tiled corner shower cubicle with thermostatic shower over. Pedestal washbasin with mixer tap. Low suite W.C. Electric Shaver point. Extractor fan. Recessed spotlighting. Fully tiled walls. Tiled flooring. Chrome heated towel rail.

Bedroom Two
12'2 x 11'2 max
Floor to ceiling fitted wardrobe to the chimney recess. Recessed spotlighting. T.V. aerial point. uPVC double glazed window. Double panelled radiator.

En-suite Shower Room
Fully tiled corner shower cubicle with thermostatic shower over. Pedestal washbasin with mixer tap. Low suite W.C. Electric Shaver point. Extractor fan. Recessed spotlighting. Fully tiled walls. Tiled flooring. Chrome heated towel rail.

Basement Level
Handrail to the staircase.

Bedroom Three with Shower Area
10'11 x 10'10 max
Recessed spotlighting. T.V. aerial point. Understairs storage cupboard with shelving and integral lighting. Exposed timber ceiling beam. Recessed spotlighting. Extractor fan. uPVC double glazed window. Double panelled radiator Shower area: Fully tiled cubicle with thermostatic shower over and extractor fan.

W.C.
Low suite W.C. Pedestal washbasin with mixer tap. Extractor fan. Electric shaver point. Exposed timber ceiling beam. Fully tiled walls. Tiled flooring. Chrome heated towel rail.

Outside

Gardens
The fully enclosed garden to the rear is of low maintenance with a raised stone flagged patio seating area with mature planted borders.

Tenure
Freehold.

Please Note
Please note that under the Estate Agents Act 1979 we are required by law to advise all interested parties that one of the vendors of this property is an employee of Holden and Prescott.

£189,950

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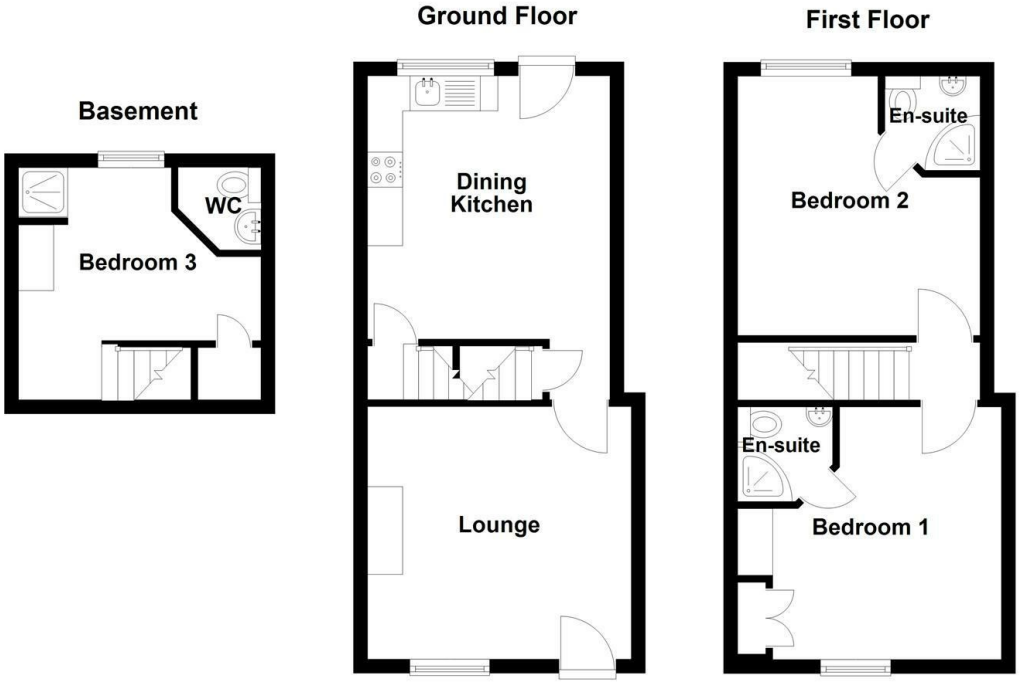

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