HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

# 15 Longacre Street, Macclesfield, SK10 1AY





## 15, Longacre Street, Macclesfield, Cheshire SK10 1AY

Situated on a charming cobbled street just a stone's throw from Macclesfield town centre, this two-bedroom mid-terrace property presents an excellent opportunity for a variety of buyers to put their own stamp on a home.

The accommodation briefly comprises; a lounge, dining room, and kitchen to the ground floor. To the first floor are two well-proportioned bedrooms and a shower room. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, there is a small rear courtyard providing an ideal space for outdoor seating.

Offering plenty of potential in a highly convenient location close to local amenities, transport links, and the town centre, this property is likely to appeal to first-time buyers, investors, and downsizers alike.

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 King Edward Street. At the crossroad, turn left in Prestbury Road then take an immediate left into Longacre Street. Number 15 can be found on the right hand side.

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

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**Ground Floor**

**Lounge**
11'6 x 10'1
uPVC door with glazing inset. Feature fireplace. Meter cupboard to the chimney recess. Ceiling cornice. Laminate flooring. uPVC double glazed window. Double panelled radiator. Open way through to the Dining Room.

**Dining Room**
11'6 x 11'1
Handrail to the staircase. Understairs storage cupboard with courtesy light. Ceiling cornice. Laminate flooring. Single panellled radiator. Open way through to the Kitchen.

**Kitchen**
10'8 x 5'7
Single drainer stainless steel sink with mixer tap and base unit below. an additional range of base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated single oven. Integrated four ring gas hob with extractor hood over. Space for fridge/freezer. Plumbing for washing machine. uPVC double glazed window. uPVC door to the rear garden.

**First Floor**

**Landing**
Handrail to the staircase. Access to the loft via a pull-down ladder. Airing cupboard housing the Vaillant combination condensing boiler.

**Bedroom One**
11'6 x 10'3
Finger-latch door. uPVC double glazed window. Double panelled radiator.

**Bedroom Two**
11'7 x 6'00
Finger-latch door. Built-in wardrobe. uPVC double glazed window. Double panelled radiator.

**Shower Room**
Finger-latch door. The suite comprises a fully tiled cubicle with electric Triton shower over, a pedestal washbasin and a low suite W.C. Fully tiled walls. uPVC double glazed window. Chrome heated towel rail.

**Outside**

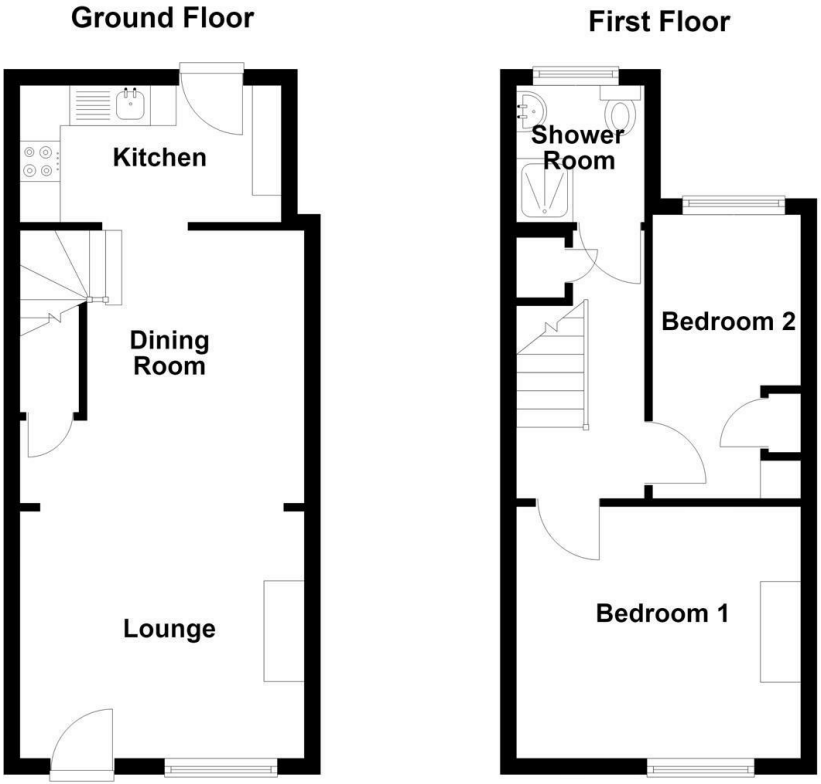
**Gardens**
To the rear of the property is an enclosed courtyard style garden.

**Tenure**
Leasehold - A term of 999 years from 1847. There is an annual ground rent of £1.19s.6d.

**£165,000**

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