





## 239, Peter Street, Macclesfield, Cheshire SK11 8ET

A charming and characterful three-bedroom semi-detached home, ideally situated within a convenient and well-established residential area of Macclesfield. Lovingly maintained over the years, this much-loved property retains a wealth of original features including elegant picture rails and decorative ceiling roses, while offering excellent scope for sympathetic modernisation to suit individual tastes.

The well-proportioned accommodation briefly comprises an entrance hall, lounge, separate dining room, fitted kitchen, ground floor W.C., and a conservatory enjoying pleasant views over the rear garden. To the first floor are three good sized bedrooms and a modern shower room. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the home is set behind a gated front courtyard whilst the rear garden is undoubtedly a standout feature. Fully enclosed and impressive in length, it features a stone-flagged patio, a well-maintained lawn, mature hedging and established shrubberies, raised planting beds, and a pond with water feature that previously housed koi carp. Toward the rear sits a charming summerhouse, and notably, the garden benefits from a power supply running to the bottom, ideal for those seeking workshop or leisure space. A timber-built shed is also included within the sale.

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 Park Lane, continuing through the traffic lights at Ryles Park Road. Take the second turning on the right-hand side into Peter Street, where the property can be found on the right-hand side.

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

HOLDEN & PRESCOTT

## Ground Floor

### Entrance Hall

Composite front door with glazing inset and above. Spindle balustrade to the staircase. Ceiling cornice. Ceiling rose. Picture rail. Dado rail. Wall light points. Deep skirting boards. Single glazed decorative porthole window. Single panelled radiator.

### Lounge

11'11 x 10'10

Picture rail. Ceiling rose. Shelving to the chimney recess. Deep skirting boards. Double panelled radiator. Open way through to the Conservatory.

### Dining Room

11'11 x 10'10

Picture rail. Deep skirting boards. uPVC double glazed leaded style window to the bay. Single panelled radiator.

### Kitchen

16'09 x 5'09

Single drainer one and a half bowl 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 gas hob with extractor hood over. Plumbing for automatic washing machine. Space for fridge/freezer. Wine rack. Fitted shelving. Internal sash window. uPVC double glazed window. uPVC door with glazing inset opening at the side elevation. Double panelled radiator.

### W.C.

Low suite W.C. Extractor fan. Fitted shelving.

### Conservatory

9'06 x 9'05

Internal single glazed sash window. Wall light points. uPVC double glazed windows. uPVC door opening onto the rear garden. Double panelled radiator.

## First Floor

### **Landing**

Spindle balustrade to the staircase. Dado rail. Deep skirting boards. Loft access. uPVC double glazed window.

### **Bedroom One**

11'11 x 8'07 to the wardrobes

Floor to ceiling fitted wardrobes. Picture rail. T.V. aerial point. Deep skirting boards. uPVC double glazed leaded style window. Double panelled radiator.

### **Bedroom Two**

11'11 x 8'06 to the wardrobes

Floor to ceiling fitted wardrobes. Picture rail. Dado rail. T.V. aerial point. Deep skirting boards. uPVC double glazed leaded style window. Double panelled radiator.

### **Bedroom Three**

8'08 max x 5'11

Built-in cabinets. Built-in storage cupboard. Picture rail. Dado rail uPVC double glazed Leaded style window. Double panelled radiator.

### **Shower Room**

The suite comprises a fully tiled cubicle with thermostatic shower over, a low suite W.C. and a washbasin set within a vanity unit that includes ample drawer and cupboard storage, mirror with ambient spotlighting and shaver point. Built-in cupboards. Fully tiled walls. uPVC double glazed window. Chrome heated towel rail. Single panelled radiator.

### **Outside**

#### **Gardens**

To the front of the property is a small paved garden area enclosed by wrought-iron railings. The garden to the rear is fully enclosed and largely paved for ease of maintenance and enhanced by a neat lawn, an ornamental garden pond with water feature and a variety of attractive planting.

#### **Tenure**

Freehold

**£285,000**

HOLDEN & PRESCOTT





