HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

30 Cross Street, Macclesfield, SK11 7PG





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A well-presented two-bedroom mid-terraced property, ideally positioned on Cross Street within easy walking distance of Macclesfield town centre and the railway station. Offering comfortable accommodation throughout, the property is ready to move straight into and is offered for sale with no onward chain.

The accommodation briefly comprises a living room and kitchen, with a bathroom and separate WC completing the ground floor. To the first floor are two well-proportioned double bedrooms. The property further benefits from gas-fired central heating and uPVC double glazing.

Externally, the property enjoys a pleasant shared courtyard to the rear, shared with just one other property, providing a useful outdoor space with a good degree of privacy.

An excellent opportunity for first-time buyers, investors or those seeking a conveniently located town-centre home, with a wide range of local amenities and excellent transport links, including Macclesfield railway station, all within easy reach.

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 railway station proceed along Sunderland Street to the traffic lights at Park Green. Turn left at this light and left again at the next set of lights into Mill Lane which joins Cross 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

Living Room
12'5 x 12'00
uPVC front door with glazing inset. Feature fireplace with timber surround and mantel. Meter cupboard to chimney recess. uPVC double glazed window. Single panelled radiator.

Kitchen
12'5 x 8'7 increasing to 12'11
Single drainer stainless steel sink with tiled splashbacks and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated single oven with four ring gas hob and extractor hood over. Plumbing for washing machine. Finger-latch door to the staircase. Recessed spotlighting. uPVC double glazed window. uPVC door opening onto the rear garden. Single panelled radiator.

Bathroom
Panelled bath with central mixer tap. Washbasin with mixer tap. Partially tiled walls. Hardwood framed single glazed window. Single panelled radiator.

W.C.
Low suite W.C. Wall-mounted Worcester Bosch combination boiler. uPVC double glazed window. Single panelled radiator.

First Floor

Landing
Loft access.

Bedroom One
12'5 x 12'00
Finger-latch door. Built-in, mirror-fronted wardrobes to the chimney recesess. uPVC double glazed window. Single panelled radiator.

Bedroom Two
9'7 x 8'7
uPVC double glazed window. Single panelled radiator.

Outside

Gardens
To the rear of the property there is a pleasant enclosed, flagged courtyard garden area shared with just one other property.

Tenure
Leasehold - A term of 999 years from 29th of September 1822. There is an annual ground rent of £4. 9s. 3d.

£139,000

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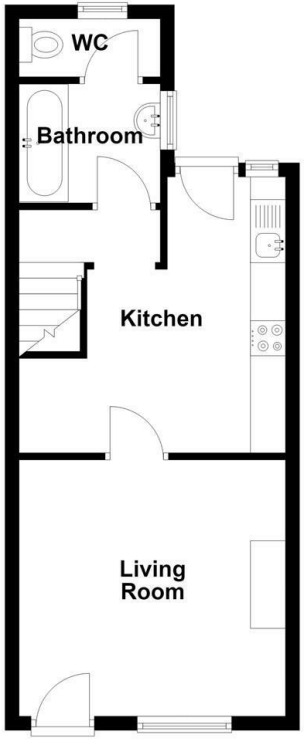
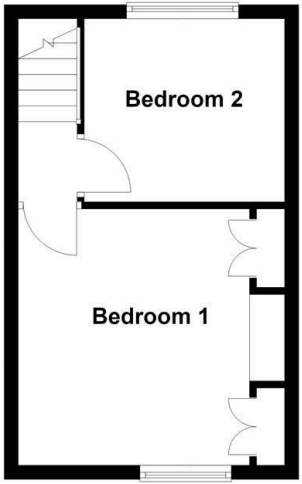
Ground Floor



First Floor











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