HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

1 Hobson Street, Macclesfield, SK11 6UF

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Ideally situated just a short stroll from Macclesfield town centre and the railway station, this charming two-bedroom mid-terrace home enjoys a highly convenient location within easy reach of an excellent range of shops, cafés, amenities and transport links. The ever-popular South Park is also close by, offering attractive green space for leisure and recreation.

The well-presented accommodation comprises a lounge, a separate dining room, and a fitted kitchen to the ground floor. To the first floor are two generously sized double bedrooms and a family bathroom. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property features a private, fully enclosed rear courtyard with fenced boundaries, creating a low-maintenance outdoor space ideal for relaxing or entertaining. The courtyard provides access to a large shared garden beyond, offering additional outdoor space to enjoy.

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 station proceed along Sunderland Street in the direction of Park Green. Continue over the lights into Park Street and across the mini roundabout into Park Lane. Take the third turning on the right hand side into Hobson Street.

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Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Lounge
13'06 x 11'11
Composite front door with glazing inset. Meter cupboard. uPVC double glazed window. Double panelled radiator. Open way through to the Dining Room.

Dining Room
14'00 x 11'11
Handrail to the staircase. Understairs storage cupboard. uPVC double glazed window. Double panelled radiator. Open way through to the Kitchen.

Kitchen
10'04 x 4'11
Single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces over. Integrated electric oven. Integrated four ring gas hob with extractor hood over. Plumbing for automatic washing machine. Space for a fridge/freezer. Partially tiled walls. Ideal combination condensing boiler. uPVC double glazed window. uPVC door opening onto the rear garden. Double panelled radiator.

First Floor

Landing
Handrail to the staircase. Loft access. Single panelled radiator.

Bedroom One
13'10 x 11'10
Floor to ceiling fitted wardrobes to the chimney recess. uPVC double glazed window. Double panelled radiator.

Bedroom Two
11'11 x 8'07

Bathroom
The white suite comprises a panelled bath with mixer tap, a fully tiled cubicle with thermostatic shower over, a pedestal washbasin with mixer tap and a low suite W.C. Partially tiled walls. uPVC double glazed window. Double panelled radiator.

Outside

Gardens
Courtyard style garden.

Tenure
Freehold

£184,950

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