





13, Nelson Street, Macclesfield, Cheshire SK11 6UN

A deceptively spacious and beautifully presented three-bedroom end terrace, ideally situated within easy walking distance of Macclesfield town centre, the railway station and South Park, and benefiting from the rare advantage of off-road parking to the rear.

Brimming with charm and character, this delightful property offers light and airy accommodation throughout, blending attractive period features with modern-day comforts. The well-maintained interior is presented in excellent condition and provides versatile living space suited to a range of buyers.

The accommodation briefly comprises; an entrance hall, lounge, dining room, kitchen, and a conservatory. To the first floor, there are three well-proportioned bedrooms and a stylish contemporary bathroom, featuring an elegant four-claw freestanding bath alongside a separate shower enclosure. Further benefits include gas-fired central heating and uPVC double glazing throughout. The property retains a wealth of characterful features, including a charming log-burning stove, deep skirting boards, decorative ceiling coving and an attractive moulded ceiling arch, all of which enhance its warm and welcoming feel.

Externally, the property enjoys a delightful low-maintenance rear garden, fully flagged to provide an excellent outdoor space for relaxing and entertaining. In addition, the property benefits from a valuable off-road parking space located to the rear, accessed via Park Lane.

A wonderful opportunity to acquire a character-filled home offering generous accommodation, attractive outdoor space and convenient access to the many amenities of Macclesfield town centre.

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 across the lights into Park Street and beyond the roundabout into Park Lane. Take the first turning on the left hand side into Nelson Street.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Hardwood front door with fanlight over. Ceiling cornice. Original moulded ceiling arch. Traditional column style radiator.

Lounge

15'7 max x 11'8

Log burner set within a recessed fireplace with slate hearth. Meter cupboard to the chimney recess. Ceiling coving. Two uPVC double glazed windows. Double panelled radiator. Open way through to the Dining Room

Dining Room

13'8 max x 12'6

Ceiling coving. Shelving and cupboard built into the chimney breast. uPVC double glazed window. Double panelled radiator.

Kitchen

8'10 x 7'8

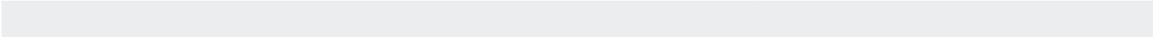
Single drainer one and a half bowl stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks Integrated single oven and four ring induction hob with extractor hood over. Cupboard housing the Worcester Bosch combination condensing boiler. Understairs pantry style cupboard. uPVC double glazed window. Vertical radiator. Open way through to the Conservatory.

Conservatory

9'2 x 7'1

A range of base level units with undercounter space for a fridge and freezer. Plumbing for dishwasher. Plumbing for washing machine. uPVC double glazed windows. uPVC door opening onto the rear garden.

First Floor



Landing

Spindle balustrade and handrail to the staircase. Loft access. Ceiling coving.

Bedroom One

12'7 x 10'07 to the wardrobes

Fitted wardrobes to the chimney recess. Ceiling coving. uPVC double glazed window. Double panelled radiator.

Bedroom Two

13'00 max x 11'11

uPVC double glazed window. Double panelled radiator.

Bedroom Three

8'10 x 6'3

uPVC double glazed window. Single panelled radiator.

Bathroom

The crisp white suite comprises a clawed free-standing bath with mixer tap and shower attachment, a fully tiled cubicle with thermostatic rainfall shower and additional shower attachment over, a washbasin with mixer tap and vanity storage cupboard below and a low suite W.C. Recessed spotlighting. Extractor fan. Fully tiled walls. Tiled flooring. uPVC double glazed window. Heated towel rail.

Outside

Gardens & Parking

The enclosed garden to the rear is fully paved providing a pleasant outdoor space. Beyond the garden is a block-paved parking space for one vehicle access via Park Lane.

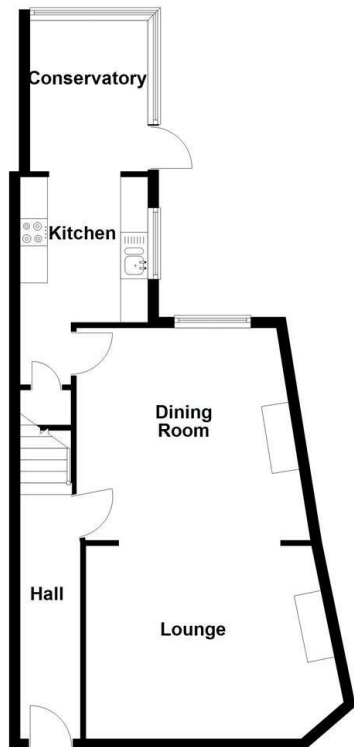
Tenure

Freehold

£269,950

HOLDEN & PRESCOTT

Ground Floor



First Floor

