





### 3, Timber Street, Macclesfield, Cheshire SK10 2RG

A charming render-fronted two-bedroom mid-terrace property, ideally situated just a short drive from Macclesfield town centre and the railway station, with the scenic Macclesfield Canal only a short walk away. Having previously been successfully let over previous years, the property now presents an excellent opportunity for first-time buyers and buy-to-let investors alike.

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

Externally, the property enjoys a pleasant shared courtyard to the rear, providing a low-maintenance outdoor space.

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 Hurdsfield Road taking the left turning into Timber Street just after the Holy Trinity Church. The property can be found on the right hand side.

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

## **Ground Floor**

### **Lounge**

11'5 x 11'5

Composite front door with glazing inset. Meter cupboard to the chimney recess. uPVC double glazed window. Double panelled radiator.

### **Kitchen**

11'5 x 7'11

Stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces. Integrated single oven. Integrated four ring gas hob with extractor hood over. Space for a fridge/freezer. Plumbing for automatic washing machine. Extractor fan. Handrail to the staircase. uPVC double glazed windows. uPVC door opening onto the rear garden. Double panelled radiator.

## **First Floor**

### **Landing**

Handrail and spindle balustrade to the staircase.

### **Bedroom One**

11'08 max x 9'11 to the wardrobes

Floor to ceiling fitted wardrobes to the chimney recess one of which houses the Vokera combination condensing boiler. uPVC double glazed window. Double panelled radiator.

### **Bedroom Two**

7'8 x 4'9

Loft access. uPVC double glazed window. Double panelled radiator.

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**Shower Room**

The white suite comprises a fully tiled cubicle with thermostatic shower over, a pedestal washbasin with mixer tap and a low suite W.C. Extractor fan. Recessed spotlighting. Partially tiled walls. Tiled flooring. uPVC double glazed window. Vertical chrome heated towel rail.

**Outside****Garden**

To the rear of the property there is a pleasant shared courtyard style garden.

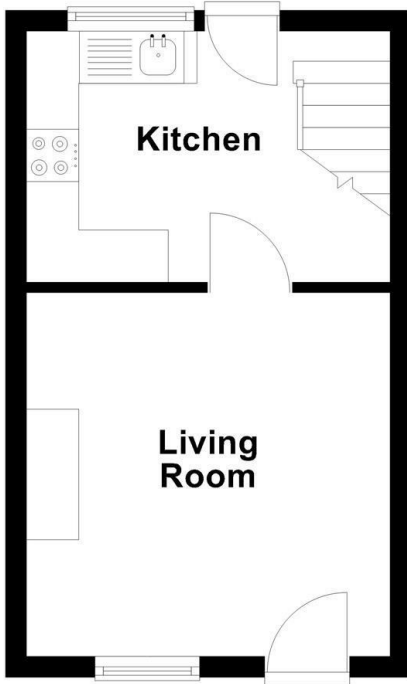
**Tenure**

Freehold

**£149,950**

HOLDEN & PRESCOTT

**Ground Floor**



**First Floor**





