





## 43, Swettenham Street, Macclesfield, SK11 7BT

Swettenham Street is a well-positioned three-bedroom semi-detached home, situated just a short walk from Macclesfield town centre and its wide range of amenities. This much-loved property has been carefully maintained over the years and now presents an excellent opportunity for buyers to modernise and create a home tailored to their own tastes.

The ground floor offers a practical and spacious layout, comprising; a porch, entrance hall, a bright lounge overlooking the garden, a separate dining room, and a kitchen with access through to the garage and a convenient ground floor W.C. To the first floor, there are three well-proportioned bedrooms and a bathroom. Further benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back behind a stone-flagged driveway, offering off-road parking for one vehicle and access to the garage, alongside a courtyard garden with walled borders. To the rear, the fully enclosed garden is mainly laid to lawn with a stone-flagged patio area, enjoying a desirable westerly aspect that captures afternoon and evening sun.

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 Sunderland Street, turning left shortly before the traffic lights into Brook Street. Proceed over the Silk Road and take the fourth right into Swettenham Street and the property can be found on the right hand side.

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

## Ground Floor

### Porch

Courtesy light. uPVC front door. Tiled flooring. uPVC double glazed windows. uPVC inner door to the Entrance Hall.

### Entrance Hall

Wrought iron balustrade to the staircase. Ceiling cornice. Wall light points. Understairs storage cupboard with shelving and double glazed window. uPVC double glazed arched window. Single panelled radiator.

### Dining Room

12'07 x 11'08

Recessed fireplace. Ceiling cornice. Wall light points. uPVC double glazed window. Single panelled radiator.

### Lounge

17'11 x 12'01

Feature fireplace with tiled hearth. Ceiling cornice. Wall light points. Large uPVC double glazed window. Double panelled radiator.

### Kitchen

14'01 x 7'01

Single drainer one and a half bowl stainless steel sink with mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated double oven. Integrated four ring gas hob with extractor hood over. Integrated Bosch dishwasher. Integrated Bosch fridge/freezer. Ceiling cornice. Downlighting. uPVC double glazed window. uPVC door to the garage. Double panelled radiator.

### Garage

25'07 max x 21'09

Accessed via glazed folding doors. Understair storage cupboard. Wall-mounted Baxi central heating and domestic hot water boiler. Built-in cupboards. Velux window. Separate area incorporating a low suite W.C. and washbasin, tiled flooring and a uPVC double glazed window.

## First Floor

### **Landing**

Wrought iron balustrade to the staircase. Ceiling cornice. Wall light points. Loft access. uPVC leaded style arched stained glass feature window.

### **Bedroom One**

11'08 x 11'03 to the wardrobes

Floor to ceiling fitted wardrobes to the chimney recesses. Picture rail. uPVC double glazed window. Single panelled radiator.

### **Bedroom Two**

12'02 x 10'11 to the wardrobes

Floor to ceiling fitted wardrobes and shelving to the chimney recesses. Ceiling cornice. uPVC double glazed window. Single panelled radiator.

### **Bedroom Three**

8'11 x 7'01

uPVC double glazed window. Single panelled radiator.

### **Bathroom**

The suite comprises a panelled bath with mixer tap and electric Mira shower over, a pedestal wash basin with mixer tap and a low suite W.C. Storage cupboard housing the hot water cylinder. Fully tiled walls. Electric shaver point. uPVC double glazed window. Single panelled radiator.

### **Outside**

#### **Gardens**

The garden to the rear is fully enclosed within fenced and walled borders. Incorporated within is a stone-flagged patio, a neat lawn and raised planted beds.

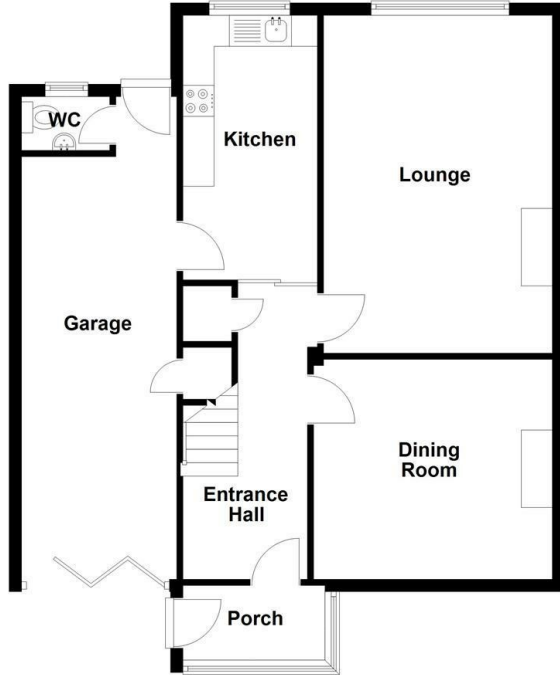
#### **Tenure**

Freehold

**£265,000**

HOLDEN & PRESCOTT

Ground Floor



First Floor

