



# 16 Greystoke Road, Macclesfield, Cheshire, SK10 2NN

A well presented two bedroom terraced property located on a popular residential estate within walking distance to local shops, schools, the town centre and excellent transport links. The property is set back behind a driveway and in brief comprises; entrance hallway, dual aspect living room and dining kitchen. To the first floor are two double bedrooms and a shower room. The property is fitted with double glazed windows and gas central heating providing a warm and comfortable home in which to live. The South/Westerly facing rear garden is of a generous proportion and mainly laid to lawn with a large patio area providing an excellent area to sit and relax. Timber panelled fencing and hedging to the perimeter.

## £225,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

#### Directions

From the office proceed under the railway bridge and turn immediately left onto the Silk Road. At the roundabout continue straight across and then at the

next roundabout turn right onto Hulley Road. Follow the road for approximately 0.5 mile and turn right onto Greystoke Road.

#### GROUND FLOOR

##### Entrance Hallway

Stairs lead to the first floor landing. Laminate floor. Double glazed window to the front aspect. Radiator.

##### Dual Aspect Living Room

15'8 x 10'5

Decorated in neutral colours with double glazed window to the front and rear aspect. Radiator.

##### Breakfast Kitchen

11'4 x 9'3 extending to 23'7

Fitted with a range of gloss handleless base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Inset one and a quarter bowl sink unit with mixer tap and drainer. Four ring induction hob with extractor hood over. Built in double oven and separate microwave oven. Space for an American fridge/freezer, washing machine and tumble dryer. Space for a table and chairs. Recessed ceiling spotlights. Double glazed window to the rear and side aspect. Door to the garden. Radiator.

## FIRST FLOOR

### Landing

Built in airing cupboard housing the boiler. Double glazed window to the front aspect.

### Bedroom One

12'4 x 10'10

Double bedroom with double glazed window to the rear aspect. Built in over stairs storage cupboard. Radiator.

### Bedroom Two

11'8 x 9'3

Double bedroom with double glazed window to the rear aspect. Radiator.

### Shower Room

Fitted with a white suite comprising; enclosed shower cubicle, low level push button WC and vanity wash hand basin with mixer tap. Part tiled walls. Recessed ceiling spotlights. Double glazed window to the front aspect. Radiator.

## OUTSIDE

### Driveway

A driveway to the front provides off road parking.

### South/Westerly Facing Garden

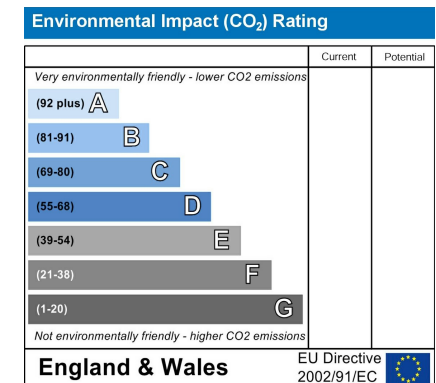
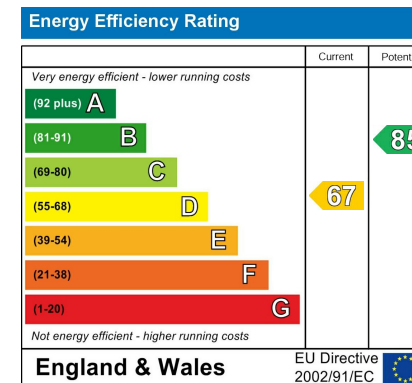
The rear garden is of a generous proportion and mainly laid to lawn with a large patio area providing an excellent area to sit and relax. Timber panelled fencing and hedging to the perimeter.

## TENURE

The vendor has advised that the property is Freehold and that the council tax band is B. We would advise any perspective buyer to confirm these details with their legal representative.

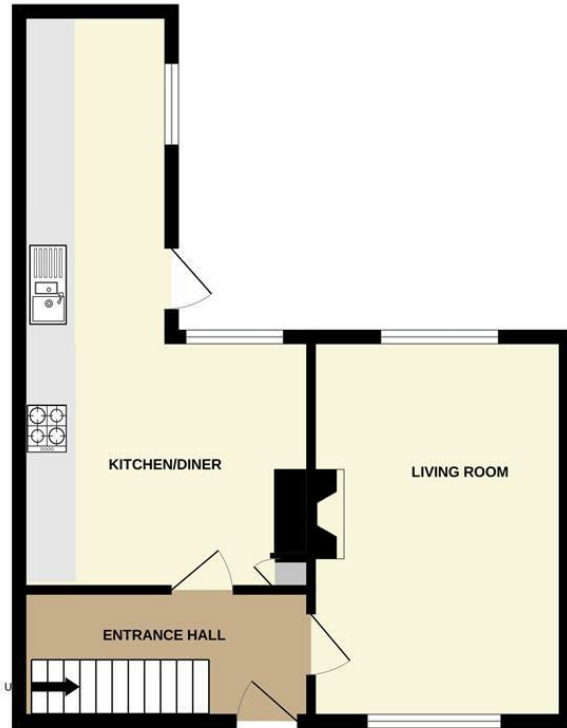
### Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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