HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

23 Lyon Street, Macclesfield, SK11 6QX

23, Lyon Street, Macclesfield, Cheshire SK11 6QX

A charming two-bedroom mid-terrace property, nestled on a picturesque cobbled street just a stone's throw from Macclesfield town centre and railway station. Presented in immaculate order throughout, this delightful home is ready for immediate occupation while still offering scope for a purchaser to add their own personal touch. The property is ideally located within walking distance of Park Royal Primary School, as well as a range of local shops, cafés, and pubs.

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

Externally, to the rear, there is a fully enclosed cottage-style garden, thoughtfully flagged to create an excellent low-maintenance seating area, perfect for outdoor relaxation or entertaining

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 good access to 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 Park Lane. Turn right at the traffic lights into Bond Street and third left into Athey Street. Take the first turning on the left again into Lyon Street where the property can be seen on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

HOLDEN & PRESCOTT

Ground Floor

Living Room
11'7 x 10'10
Composite front door with glazing inset. Meter cupboard to the chimney recess. Recessed spotlighting. uPVC double glazed window. Double panelled radiator. Open way through to the Breakfast Kitchen.

Breakfast Kitchen
11'7 x 10'9
Single drainer stainless steel sink with mixer tap and base unit bellow. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks extending to the breakfast bar. Integrated single oven. Integrated four ring hob with extractor hood over. Plumbing for automatic washing machine. Space for a fridge/freezer. Understairs storage cupboard. Recessed spotlighting. Handrail to the staircase. uPVC double glazed window. uPVC door opening onto the rear garden. Double panelled radiator.

First Floor

Landing
Handrail to the staircase. Double panelled radiator.

Bedroom One
11'6 x 11'0
Loft access. uPVC double glazed window. Double panelled radiator.

Bedroom Two
11'0 x 5'1
uPVC double glazed window.

Bathroom
The white suite comprises a panelled bath with mixer tap and thermostatic shower over, a pedestal washbasin with mixer tap and a low suite W.C. Cupboard housing the Worcester Bosch combination condensing boiler. Fully tiled walls. Extractor fan. Recessed spotlighting. uPVC double glazed window. Vertical chrome heated towel rail.

Outside

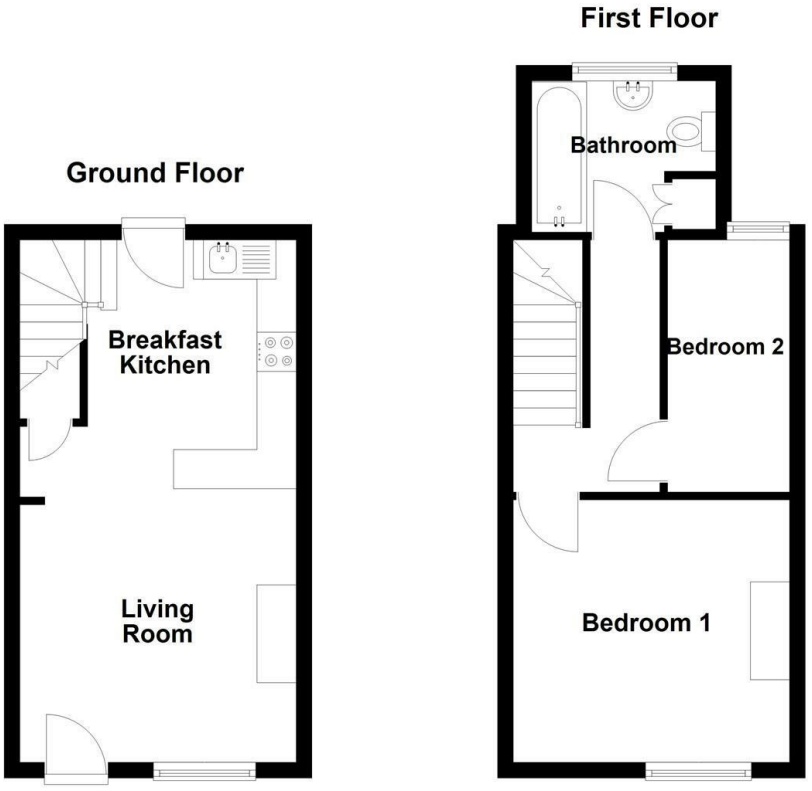
Gardens
To the rear of the property, the garden is fully enclosed within fence panelled borders and paved for ease of maintenance.

Tenure
Freehold

£180,000

HOLDEN & PRESCOTT

HOLDEN & PRESCOTT



HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

1-3 Church Street, Macclesfield, Cheshire, SK11 6LB
T: 01625 422244 W: www.holdenandprescott.co.uk
F: 01625 869 999 E:contact@holdenandprescott.co.uk