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INDEPENDENT ESTATE AGENTS

9 Lincoln Place, Macclesfield, SK10 3EW

9, Lincoln Place, Macclesfield, Cheshire SK10 3EW

This three-bedroom mid-terrace property offers spacious accommodation and an excellent opportunity for purchasers to modernise and tailor the home to their own tastes and requirements. Ideally positioned, the property is within easy reach of the highly regarded Fallibroome Academy, Upton Priory School and Macclesfield Leisure Centre, while Macclesfield town centre is just a short drive away, providing a wide range of shops, restaurants and transport links.

The accommodation briefly comprises a porch/utility area, entrance hall, downstairs W.C., living room, breakfast kitchen and a conservatory to the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom. The property benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back behind an enclosed courtyard-style front garden, while to the rear is a fully paved, low-maintenance garden, providing a pleasant 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 Cumberland Street, bearing right into Prestbury Road and immediately left into Victoria Road. At the end of Victoria Road turn right into Priory Lane. At the second mini roundabout turn right into Church Way. Lincoln Place can be found on the left hand side.

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Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Porch/Utility
uPVC front door with glazing inset and adjoining. Wall-mounted Vaillant combination condensing boiler. Work surface with under counter plumbing for washing machine and space for a tumble dryer. uPVC double glazed windows to two elevations. Single panelled radiator.

Entrance Hall
Handrail to the staircase. Meter cupboard. Understairs storage cupboard. Further built-in storage cupboard with shelving. Double panelled radiator.

Cloakroom/W.C.
Low suite W.C. Pedestal washbasin with mixer tap. Fully tiled walls. Internal uPVC double glazed window. Single panelled radiator.

Lounge
21'1 x 11'00
uPVC double glazed window. Two double panelled radiators. uPVC sliding door to the Conservatory.

Breakfast Kitchen
10'8 x 8'10
One and a half bowl stainless steels sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces. Breakfast bar. Serving hatch. Integrated Lamona single oven with four ring Lamona gas hob and extractor hood over. Plumbing for dishwasher. Space for a free-standing fridge/freezer. Recessed spotlighting. uPVC double glazed window. Double panelled radiator.

Conservatory
12'7 x 10'8
uPVC double glazed windows. uPVC door opening onto the garden. Single panelled radiator.

First Floor

Landing
Handrail to the staircase. Access to a partially border loft via a pull down ladder.

Bedroom One
12'00 x 11'00
uPVC double glazed window. Single panelled radiator.

Bedroom Two
13'11 x 11'1 max
uPVC double glazed window. Single panelled radiator.

Bedroom Three
11'2 x 7'9 max
uPVC double glazed window. Single panelled radiator.

Bathroom
The white suite comprises a P-shaped bath with mixer tap and thermostatic shower over, a pedestal washbasin with mixer tap and tiled splashbacks and a low suite W.C. uPVC double glazed window. Chrome heated towel rail.

Outside

Gardens
The property is set back behind a paved front garden, enclosed by a garden wall and wrought iron railings. To the rear, the fully enclosed garden has been paved for ease of maintenance and features raised flower beds.

Tenure
Freehold.

£189,950

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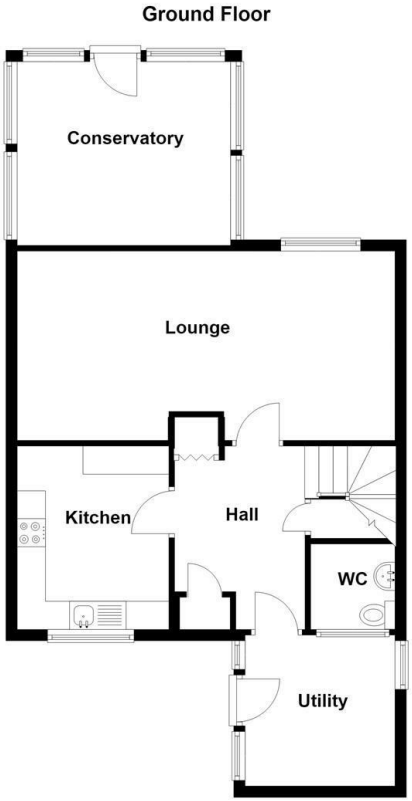

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