HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

19 Moss Lane, Macclesfield, SK11 7TP

19, Moss Lane, Macclesfield, Cheshire SK11 7TP

Situated in a convenient location just a short drive from Macclesfield town centre, this beautifully presented semi-detached property offers well-proportioned accommodation throughout and provides an excellent opportunity for a wide range of buyers.

The accommodation briefly comprises an entrance hall, living room, kitchen and useful utility room to the ground floor. To the first floor, there are three well-proportioned bedrooms and a family bathroom. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back from the road, with a driveway providing ample off-road parking and a lawned front garden adjoining. To the rear, the fully enclosed garden enjoys a westerly aspect and provides a lovely outdoor space, ideal for relaxing and 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 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 the London Road (A523) turning right into Moss Lane. The property can be found on the right hand side.

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Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Hall
Composite front door with glazing inset. Handrail to the staircase. Double panelled radiator.

Living Room
13'10 max x 11'11
Feature fireplace. Ceiling cornice. Wall light points. uPVC double glazed windows to the bay. Double panelled radiator.

Kitchen
13'8 x 10'00
Single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces with splashbacks. Integrated Logic single oven. Integrated Logic four ring ceramic hob with extractor hood over. Plumbing for dishwasher. Cupboard housing the Worcester Bosch combination boiler. Understairs storage cupboard. uPVC double glazed window. uPVC door with glazing inset opening to the rear garden. Double panelled radiator.

Utility
4'11 x 2'9
Wooden wall panelling to dado rail height. Work surfaces with undercounter plumbing for washing machine. Extractor fan. uPVC double glazed window. Double panelled radiator.

First Floor

Landing
Spindle balustrade to the staircase. Loft access. uPVC double glazed window.

Bedroom One
11'11 x 9'11
uPVC double glazed window. Double panelled radiator.

Bedroom Two
10'4 max x 9'11
uPVC double glazed window. Double panelled radiator.

Bedroom Three
8'8 x 6'9 max
uPVC double glazed window. Double panelled radiator.

Bathroom
The suite comprises a panelled bath with electric shower over, a pedestal washbasin with mixer tap and a low suite W.C. Fully tiled walls. Extractor fan. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Outside

Gardens
The property is set behind a hardstanding concrete driveway providing ample off-road parking and adjacent is a lawned front garden. The fully enclosed garden to the rear is primarily laid to lawn with a stone-flagged patio and raised flower beds. Included within the sale is a timber garden shed.

£225,000

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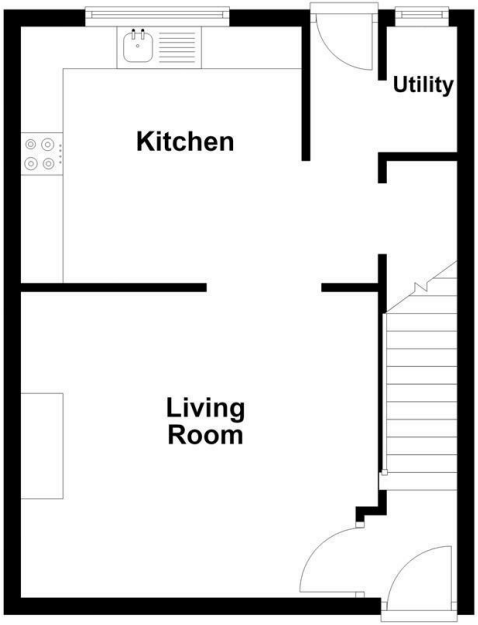
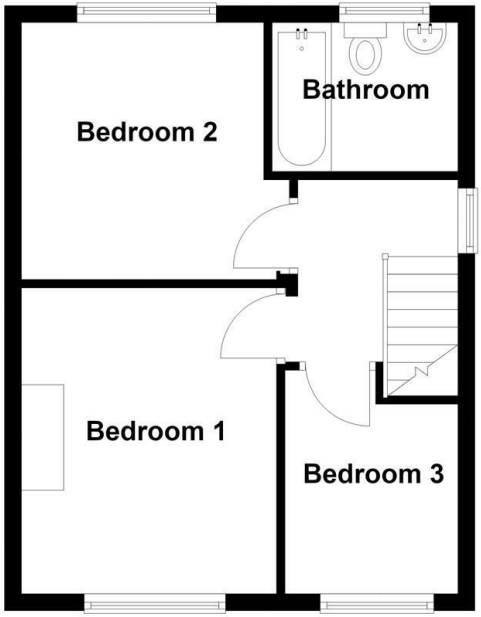
Ground Floor



First Floor



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