





#### 4., Foden Street, Macclesfield, Cheshire SK10 2AJ

Not many of even the keenest of Maxonians are aware of the existence of Foden Street, and why would they, as it is tucked away in a quiet backwater of just four houses yet is within a five minute walk of the town centre with all of its associated amenities. It really is a quirky property offering generously sized accommodation that has generally been well looked after and maintained. It now requires some updating, although the fresh decor and clean presentation present the opportunity to acquire a property that one could move into and improve as and when finances and opportunity permit.

Warmed by gas fired central heating, complemented by UPVC double glazing, the accommodation in brief comprises a lounge, dining room and kitchen on the ground floor, whilst on the first floor, there are two bedrooms and a bathroom.

To the rear of the property, there is a good-sized private paved garden.

Foden Street is an unadopted road, and although there is no formal agreement for parking, a good neighbourly spirit exists and such parking outside the property is often available.

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.

From Tesco's roundabout, proceed up the hill onto Hibel Road, turning right at the Toyota garage into Station Street and then left into Pearl Street and Foden Street can be found on the right hand side. The property can be found at the end of the row.

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

HOLDEN & PRESCOTT

## Ground Floor

### Lounge

13'0 average x 12'2

uPVC front door. Living flame gas fire set within an attractive marble fireplace with stone hearth and matching adjoining display plinths. Ceiling cornice. Meter cupboards. Three wall light points. uPVC double glazed window. Radiator. Open way through to the Dining Room.

### Dining Room

11'6 average x 10'1

Ceiling cornice. Wall light point. uPVC double glazed window. Radiator.

### Kitchen

10'8 x 6'9

Single drainer stainless steel sink unit with mixer taps and base units below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Gas cooker point. Plumbing for automatic washing machine. A Worcester-Bosch gas central heating and domestic hot water condensing combination boiler. uPVC double glazed windows to two elevations. Radiator. Door to Utility Room.

### Utility Room

5'9 x 6'8

Power and light. Access to the rear garden.

## First Floor

### Landing

Loft access. Radiator.



### **Bedroom One**

13'0 average x 12'2

Built-in wardrobes and storage cupboard. uPVC double glazed window. Radiator.

### **Bedroom Two**

10'1 x 6'2

uPVC double glazed window. Radiator.

### **Bathroom**

A white suite comprising a panelled bath with thermostatic shower over, a vanity wash hand basin and a low suite W.C. Partially tiled walls. Airing cupboard. uPVC double glazed window. Radiator.

### **Outside**

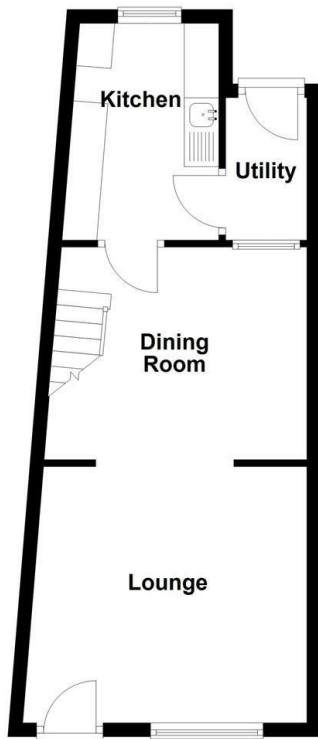
### **Garden**

To the rear of the property there is a private flagged garden area. Included within the sale is a substantial timber shed.

**£165,000**

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**Ground Floor**



**First Floor**

