





## 34, Pownall Street, Macclesfield, Cheshire SK10 1DF

Situated in a peaceful backwater setting close to the heart of Macclesfield, this delightful semi-detached period home effortlessly combines timeless character with stylish modern living. Thoughtfully re-modelled and immaculately maintained throughout, the property offers spacious and versatile accommodation ideally suited to families and discerning buyers alike.

Rich in charm and original features, the home enjoys a warm and inviting atmosphere, while the carefully considered layout provides excellent everyday living space. The accommodation briefly comprises an entrance hall, elegant lounge, cosy sitting room, and an impressive dining kitchen with French doors opening onto the rear garden. To the first floor are four well-proportioned bedrooms, a family bathroom, and a separate W.C. Further benefits include a boarded loft space and gas-fired central heating.

Externally, the property is set behind an attractive walled front garden, enhancing its kerb appeal. To the rear is a truly exceptional garden featuring a beautifully maintained lawn framed by mature herbaceous borders, established trees, shrubs, and flowering bushes. This wonderful outdoor space provides a peaceful and private haven, perfect for relaxing, entertaining, and enjoying throughout the seasons.

Conveniently positioned within walking distance of Macclesfield town centre, the property enjoys easy access to a wide range of shops, cafés, schools, and local amenities, making this a rare opportunity to acquire a charming character home in a highly desirable location.

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, which has picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links, including national motorways, major roads, and train networks, as well as the West Coast Line, which is 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 Manchester Road towards Tytherington, taking the first turning on the left hand side into Coare Street and then the second turning on the left into Pownall Street. The property can be found on the right hand side.

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

## **Ground Floor**

### **Entrance Hall**

Solid wood front door with glazing inset and original stained glass fanlight over. Victorian ceiling coving and moulded ceiling arch. Spindle balustrade to the staircase. Meter cupboard. Deep skirting boards. Traditional column radiator.

### **Lounge**

12'11 x 12'10

Victorian cast-iron fireplace with tiled hearth. Cupboard and shelving to the chimney recesses. Victorian ceiling coving. Deep skirting boards. Hardwood sash windows. Single panelled radiator.

### **Sitting Room**

12'10 x 11'7

Clearview wood burning stove set within a recessed fireplace with tiled hearth and wooden mantel. Victorian ceiling coving. Picture rail. Hardwood sash windows to the side and rear elevation. Double panelled radiator.

### **Dining Kitchen**

21'11 x 10'11

One and a half bowl inset stainless steel sink with mixer tap and base unit below. An additional range of matching bespoke base and eye level units with contrasting quartz work surfaces and matching splashback. Integrated AEG double oven with four ring Indesit gas hob and AEG extractor canopy over. Integrated appliances include an AEG microwave, fridge/freezer and dishwasher. Plumbing for automatic washing machine. Understairs storage cupboard with shelving and courtesy light. Original Victorian floor tiles. Hardwood double glazed sash window. Open way to the Dining Area. Dining Area: Cupboard housing the Ideal combination condensing boiler. Deep skirting boards. Laminate flooring. Double glazed sash window. uPVC double glazed French doors opening onto the rear garden. Double panelled radiator.

## **First Floor**

### **Landing**

Spindle balustrade to the staircase. Access to a boarded and insulated loft via a pull-down ladder. Dado rail. Deep skirting boards. Exposed timber ceiling beam. Single panelled radiator.

#### **Bedroom One**

12'11 x 11'8

Deep skirting boards. Hardwood sash window. Single panelled radiator.

#### **Bedroom Two**

12'10 x 11'8

Original Victorian cast-iron fireplace. Deep skirting boards. Double glazed hardwood sash window. Single panelled radiator.

#### **Bedroom Three**

11'00 x 10'6

Original Victorian cast-iron fireplace. Deep skirting boards. Double glazed hardwood sash window. Single panelled radiator.

#### **Bedroom Four**

9'1 x 5'5

Deep skirting boards. Hardwood glazed sash window. Double panelled radiator.

#### **Bathroom**

The suite comprises a panelled bath with thermostatic rainfall shower and additional shower attachment over, a pedestal washbasin and a low suite W.C. Tongue and groove panelling to dado rail height. Partially tiled walls. Stripped oak flooring. Double glazed hardwood window. Airing cupboard. Two single panelled radiators.

#### **W.C.**

Washbasin with tiled splashback. Low suite W.C. Deep skirting boards. Hardwood sash window.

#### **Outside**

##### **Gardens**

To the front of the property is a small walled front garden whilst to the rear the fully enclosed private garden includes a stone flagged patio and a well-maintained lawn framed by mature herbaceous borders with established trees, bushes and shrubs. Included within the sale is a timber garden shed.

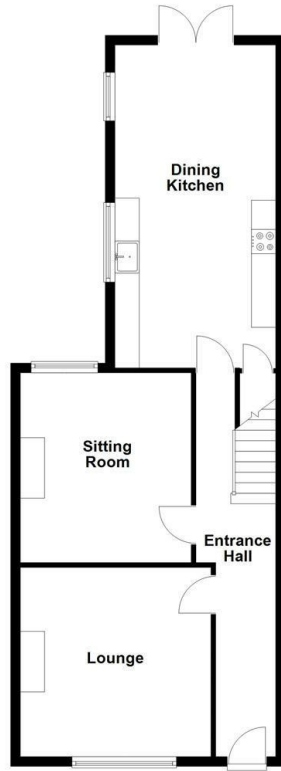
##### **Tenure**

Leasehold - A term of 999 years from 1902. There is an annual ground rent of £4.18.

**£450,000**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor





