





197, Crompton Road, Macclesfield, Cheshire SK11 8EZ

Situated in an ideal position, this traditional two-bedroom mid-terrace property offers convenient access to Macclesfield town centre, the railway station, and a wide range of local amenities. The property is well presented and ready for immediate occupation, while still offering excellent potential for a purchaser to personalise and add their own style. It would make an ideal purchase for first-time buyers or buy-to-let investors alike.

The accommodation briefly comprises a welcoming living room, a breakfast kitchen, utility room, and a ground floor W.C. To the first floor, there are two generously sized double bedrooms and a family bathroom. The property further benefits from gas fired central heating and uPVC double glazing throughout.

Externally, to the rear, there is a shared garden which is mainly laid to lawn, 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 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 (A536). Crompton Road is on the right hand side before just before Macclesfield College and the property is located on the right hand side just before the turn into Brough Street West.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Living Room

13'1 x 11'10

Composite front door with fanlight over. Recessed fireplace with stone hearth. Meter cupboard to the chimney recess. Oak flooring. uPVC double glazed window. Single panelled radiator. Finger-latch door to the Breakfast Kitchen.

Breakfast Kitchen

13'5 x 11'11

One and a half bowl stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated single oven. Integrated four ring gas hob with extractor hood over. Space for a free-standing fridge/freezer. Understairs storage cupboard. Spindle balustrade to the staircase. Recessed spotlighting. Tiled flooring. uPVC double glazed window. Finger-latch door to the Utility. Single panelled radiator.

Utility

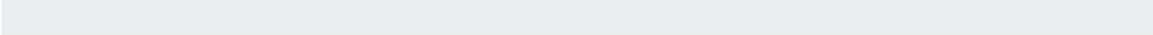
7'11 x 5'5 I-shaped

Work surface. Plumbing for washing machine. Wall-mounted Worcester Bosch combination condensing boiler. Wooden ceiling drying rack. Tiled flooring. uPVC double glazed window. Composite door opening onto the rear garden. Single panelled radiator.

W.C.

Finger-latch door. Low suite W.C. uPVC double glazed window.

First Floor



Landing

Spindle balustrade to the staircase. Finger-latch doors to bedrooms and bathroom. Loft access. Airing cupboard with shelving. Velux window.

Bedroom One

13'3 max x 11'9

Floor to ceiling fitted wardrobe to the chimney recess. Built-in storage cupboard. T.V. aerial point. uPVC double glazed window. Single panelled radiator.

Bedroom Two

12'5 x 7'6

T.V. aerial point. uPVC double glazed window. Single panelled radiator.

Bathroom

The white suite comprises a panelled bath with mixer tap and hand-held shower attachment, a pedestal washbasin with mixer tap and a low suite W.C. Partially tiled walls. uPVC double glazed window. Single panelled radiator.

Outside

Gardens

To the rear of the property there is a shared garden that is primarily laid to lawn.

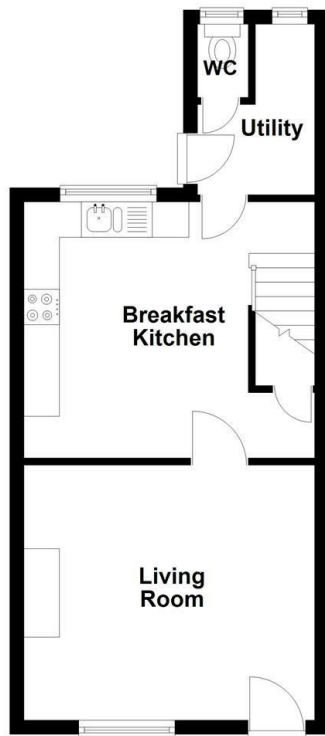
Tenure

Leasehold - A term of 999 years from 1807. There is an annual ground rent of £8.12s.6d.

£185,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

