



224, Crompton Road, Macclesfield, Cheshire SK11 8EZ

This charming mid-terrace cottage enjoys a pleasant and highly convenient position within easy walking distance of Macclesfield town centre. Having been well maintained and improved over the years, the property would now benefit from a little cosmetic updating, presenting an excellent opportunity to create a delightful home full of character.

The accommodation is warmed by gas-fired central heating and benefits from uPVC double glazing throughout. Internally, the property comprises a lounge and fitted kitchen to the ground floor, with two bedrooms and a bathroom to the first floor. To the rear, the property enjoys an enclosed garden, predominantly laid to lawn with a patio seating area enjoying a desirable westerly aspect, perfect for making the most of the afternoon and evening sunshine.

Offering a combination of charm, potential and a sought-after location, this attractive cottage is likely to appeal to a wide range of purchasers, including first-time buyers, downsizers and buy-to-let investors. Early viewing is highly recommended to fully appreciate everything this home has to offer.

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 Park Lane turning third right after the traffic lights at Bond Street into Crompton Road. The property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Living Room

12'3" x 11'10"

Living flame gas fire with marble hearth. Meter cupboard to the chimney recess. T.V. aerial point. Ceiling cornice. Wall light points. uPVC double glazed window. Single panelled radiator.

Kitchen

12'5" x 8'10"

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 and tiled splashbacks. Integrated single oven with four ring electric hob and extractor hood over. Space for fridge/freezer. Plumbing for washing machine. Downlighting. Ceiling cornice. Spindle balustrade to the staircase. uPVC double glazed window. uPVC back door with glazing inset opening onto the garden. Single panelled radiator.

First Floor

Landing

Cupboard housing the Worcester combination condensing boiler. Loft access.

Bedroom One

12'3" x 11'9"

uPVC double glazed window. Single panelled radiator.

Bedroom Two

8'11" x 5'5"

uPVC double glazed window. Single panelled radiator.

Bathroom

The suite comprises a panelled bath with electric shower over, a washbasin and a low suite W.C. Built-in storage cupboard. Electric shaver point. Downlighting. Fully tiled walls. uPVC double glazed window. Single panelled radiator.

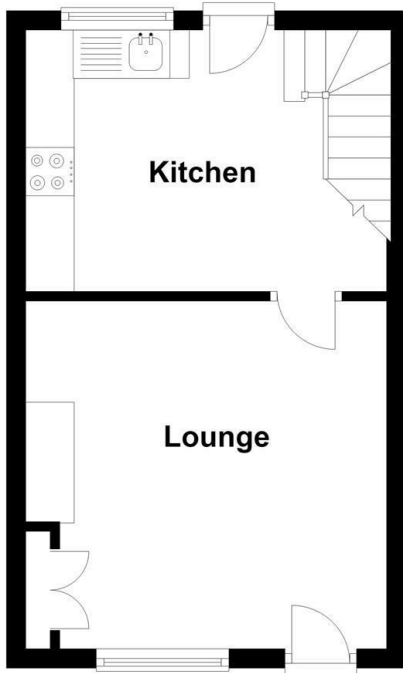
Outside**Garden**

To the rear of the property there is an enclosed private garden which lies within fenced borders and features a variety of fruit trees.

£169,950

HOLDEN & PRESCOTT

Ground Floor



First Floor





