





## 18, Prestbury Road, Macclesfield, Cheshire SK10 1AX

A refurbished end-of-terrace cottage situated within 'a cocks stride' of Macclesfield town centre, providing accommodation ready to move into. Finished with fresh, neutral décor throughout, the property benefits from a brand-new fitted kitchen and contemporary four-piece bathroom, making it an ideal purchase for first-time buyers, downsizers or investors seeking a home requiring little to no immediate work.

The accommodation is warmed by modern electric radiators and complemented by uPVC double glazing. In brief, it comprises a lounge, a newly fitted kitchen, a utility area and a spacious four-piece bathroom to the ground floor. To the first floor are two well-proportioned double bedrooms.

Please note that the property does not have a rear garden or yard, making it an excellent low-maintenance home. For those who enjoy outdoor space, a number of nearby parks and green open spaces are within easy reach, providing the perfect balance of convenience and recreation.

No Chain.

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 Cumberland Street and left at the lights into Hibel Road. Turn left at the roundabout into Churchill Way and first right into King Edward Street and right at the next lights into Prestbury Road. The property can be found on the left hand side.

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

HOLDEN & PRESCOTT

**Lounge**

11'1 x 10'7

Composite front door with fanlight over. uPVC double glazed window. Wall-mounted electric radiator.

**Kitchen**

12'1 x 11'1

Single drainer stainless steel sink with mixer taps and Shaker style base units below. An additional range of matching base units with contrasting work surfaces with tiled splashbacks. Integrated electric oven with electric hob and stainless steel extractor canopy over. Built-in fridge. Herringbone style laminate flooring. Two uPVC double glazed windows. Wall-mounted electric radiator.

**Utility Room**

9'5 x 5'10

Work surface. Pressurised hot water cylinder system. Herringbone style laminate flooring. uPVC double glazed window. uPVC door to rear passageway. Wall-mounted electric radiator. Access to the bathroom.

**Bathroom**

8'9 x 5'8

A modern white suite comprising a fully tiled cubicle with thermostic shower over, a panelled bath with mixer taps and a combined washbasin and W.C. vanity unit with storage. Herringbone style laminate flooring. Vertical chrome heated towel rail.

**Landing****Bedroom One**

12'1 x 10'10

uPVC double glazed window. Wall-mounted electric radiator.



**Bedroom Two**

11'3 x 8'10

uPVC double glazed window. Wall-mounted electric radiator.

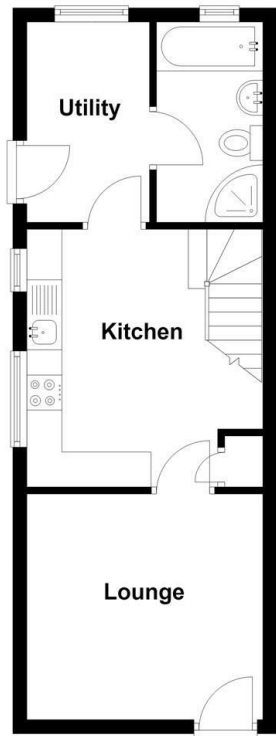
**Outside**

There is no outside to this property. Ideal for those requiring easy living.

**£167,500**

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**Ground Floor**



**First Floor**

