





### 3, Square Street, Macclesfield, Cheshire SK11 7PN

Situated within easy reach of Macclesfield town centre and the railway station, this two-bedroom mid-terraced property offers an excellent opportunity for those seeking a home with scope for modernisation and the chance to create a property tailored to their own tastes and requirements.

The accommodation briefly comprises an entrance into the lounge, which leads through to a separate dining room and kitchen. To the first floor are two well-proportioned double bedrooms and a bathroom. The property is further complemented by gas-fired central heating and uPVC double glazing throughout.

Externally, the property enjoys a pleasant shared courtyard to the rear, while the front garden is privately enclosed and primarily laid to lawn, providing a useful outdoor space to enjoy during the warmer months.

With its convenient location and potential for improvement, this property offers a great opportunity for a purchaser looking to put their own stamp on a home.

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 from our office towards the railway station turning right onto Sunderland Street. At the main traffic lights turn left and proceed out of Macclesfield along the A523 (Leek Road.) Take the left fork after approximately a quarter into Old Mill Lane and the last turning on the right into Square Street.

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

## Ground Floor

### Lounge

11'10 x 11'2

Composite front door with glazing inset. Wall-mounted electric fire. Meter cupboard. Exposed timber ceiling beam. Handrail to the staircase. Wall light points. Recessed spotlight. uPVC double glazed window. Double panelled radiator.

### Dining Room

11'2 x 9'9

Wall light point. Recessed spotlight. Internal double glazed window. Double panelled radiator.

### Kitchen

11'2 x 8'7

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 Limona single oven. Integrated four ring gas hob with extractor hood over. Plumbing for washing machine. Space for a fridge/freezer. Cupboard housing the Vaillant combination boiler. uPVC double glazed window. uPVC door to the rear garden. Double panelled radiator.

## First Floor

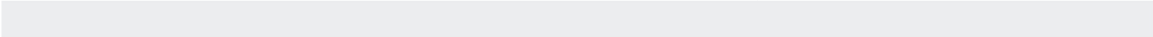
### Landing

Landing to the staircase. Loft access. uPVC double glazed window. Double panelled radiator.

### Bedroom One

14'11 x 11'11

Floor to ceiling fitted wardrobes. uPVC double glazed window. Single panelled radiator.



### **Bedroom Two**

11'3 x 8'8

Built-in storage cupboard. uPVC double glazed window. Single panelled radiator.

### **Bathroom**

The white suite comprises a panelled bath with tiled splashbacks, a fully tiled corner cubicle with thermostatic shower over, a pedestal washbasin with tiled splashbacks and a low suite W.C. Mirror-fronted bathroom cabinet. Recessed spotlighting. Extractor fan. Single panelled radiator.

### **Outside**

### **Gardens**

There is a small raised private lawned garden with fruit trees across the road from the front of the property whilst to the rear, there is a pleasant shared courtyard style garden.

### **Tenure**

Freehold.

**£175,000**

HOLDEN & PRESCOTT

