





13, Thornycroft Street, Macclesfield, Cheshire SK11 7AN

Situated on a charming cobbled street just a stone's throw from Macclesfield town centre, this attractive two-bedroom mid-terrace property enjoys a convenient location and offers an excellent opportunity for first-time buyers and buy-to-let investors alike.

Well presented throughout, the accommodation briefly comprises a lounge and kitchen to the ground floor, with two bedrooms and a bathroom to the first floor. The property further benefits from gas central heating and uPVC double glazing.

To the rear, there is a pleasant, well-maintained stone courtyard shared with neighbouring properties.

Ideally placed for enjoying all that Macclesfield town centre has to offer, with its range of shops, amenities and transport links close at hand, this appealing home combines character and convenience in a highly accessible 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.

From the Station proceed along Sunderland Street turning first left into Brook Street. Continue across the lights turning second left into Thorneycroft Street and the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Living Room

11'8 x 11'7

uPVC front door with glazing inset. Feature fireplace with timber surround, mantel and tiled hearth. Built-in cupboard to the chimney recess. Wall light points. Laminate flooring. uPVC double glazed window. Double panelled radiator.

Kitchen

11'4 x 8'1

One and a half bowl 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 gas hob and extractor hood over. Recess space for free-standing fridge/freezer. Plumbing for washing machine. Space for tumble dryer. Recessed spotlighting. Tiled flooring. uPVC double glazed window. uPVC door with glazing inset opening onto the rear garden.

First Floor

Landing

Loft access.

Bedroom One

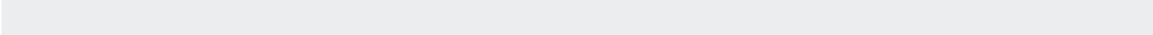
11'8 x 11'7

Built-in wardrobe and drawer unit to the chimney recesses. Recessed spotlighting. Laminate flooring. uPVC double glazed window. Single panelled radiator.

Bedroom Two

8'2 x 4'5

uPVC double glazed window. Single panelled radiator.



Bathroom

The suite comprises a panelled bath with electric shower over, a pedestal washbasin and a low suite W.C. Partially tiled walls. Tongue and groove style panelling to dado height. Airing cupboard housing the combination condensing boiler. Recessed spotlighting. uPVC double glazed window. Chrome heated towel rail.

Outside

Communal Garden

To the rear of the property there is a shared courtyard style garden.

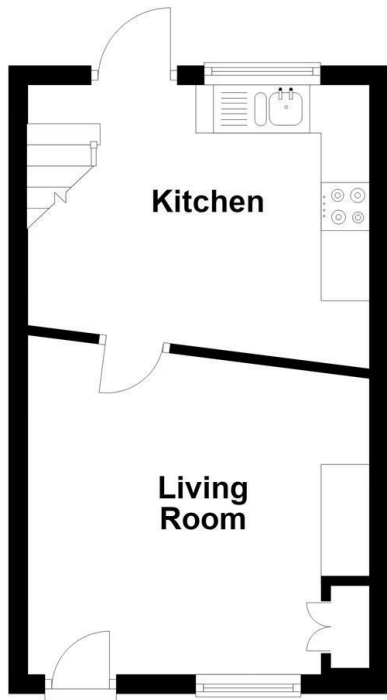
Tenure

Leasehold - A term of 999 years from 1847. There is an annual ground rent of £3. 10s. 2d.

£149,950

HOLDEN & PRESCOTT

Ground Floor



First Floor

