HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

76 Hobson Street, Macclesfield, SK11 8BD





76, Hobson Street, Macclesfield, Cheshire SK11 8BD

A charming three-bedroom red brick end-of-terrace property, occupying a highly convenient position within easy reach of Macclesfield town centre and railway station. An additional attraction is its close proximity to the entrance of South Park, offering delightful open green space on the doorstep and an appealing balance of town centre convenience and outdoor leisure.

The accommodation is arranged over two floors and briefly comprises an entrance hall, lounge featuring a multi-fuel stove, separate dining room and kitchen to the ground floor. To the first floor, there are three well-proportioned bedrooms and a family bathroom.

The property retains a wealth of attractive period features, characteristic of homes of this era, including high ceilings, deep skirting boards, elegant architraves and decorative ceiling coving, all of which contribute to its character and charm. Further benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back from the road behind an attractive walled front garden. To the rear, there is a particularly appealing and private garden, predominantly laid to lawn, with a stone-flagged patio providing an ideal setting for outdoor seating and entertaining. Two useful brick-built outhouses offer the added benefit of valuable additional storage.

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.

From the station proceed along Sunderland Street in the direction of Park Green. Continue over the lights into Park Street and across the mini roundabout into Park Lane. Take the third turning on the left hand side into Hobson Street.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Hall
Composite front door with glazing inset and fanlight over. Ceiling coving. Minton tiled flooring. Deep skirting. Single panelled radiator.

Lounge
12'00 x 10'9
Multi-fuel stove set within a recessed fireplace with tiled hearth. Ceiling coving. Deep skirting. Cupboard housing the utility meters. uPVC double glazed window. Double panelled radiator.

Dining Room
13'5 x 11'9
Ceiling coving. Picture rail. Deep skirting. uPVC double glazed window. Double panelled radiator. uPVC door opening onto the rear garden.

Kitchen
12'4 x 8'8
One and a half bowl stainless steel sink unit 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 double oven. Integrated four ring gas hob with extractor hood over. Integrated fridge. Integrated dishwasher. Plumbing for washing machine. Understairs storage cupboard. Minton tiled flooring. uPVC double glazed window to side and rear elevations. Single panelled radiator.

First Floor

Landing
Spindle balustrade to the staircase. Deep skirting. Loft access.

Bedroom One
14'11 x 11'11
Ceiling coving. Wall light points. Deep skirting. uPVC double glazed windows. Double panelled radiator.

Bedroom Two
13'6 x 9'6
Fitted cupboard housing the Ideal combination boiler. Deep skrting. uPVC double glazed window. Single panelled radiator.

Bedroom Three
8'9 x 7'00 max
Deep skirting. uPVC double glazed window. Double panelled radiator.

Bathroom
The white suite comprises a panelled bath with Triton electric shower over, a washbasin with mixer tap and a low-suite W.C. Partially tiled walls. uPVC double glazed window. Double panelled radiator.

Outside

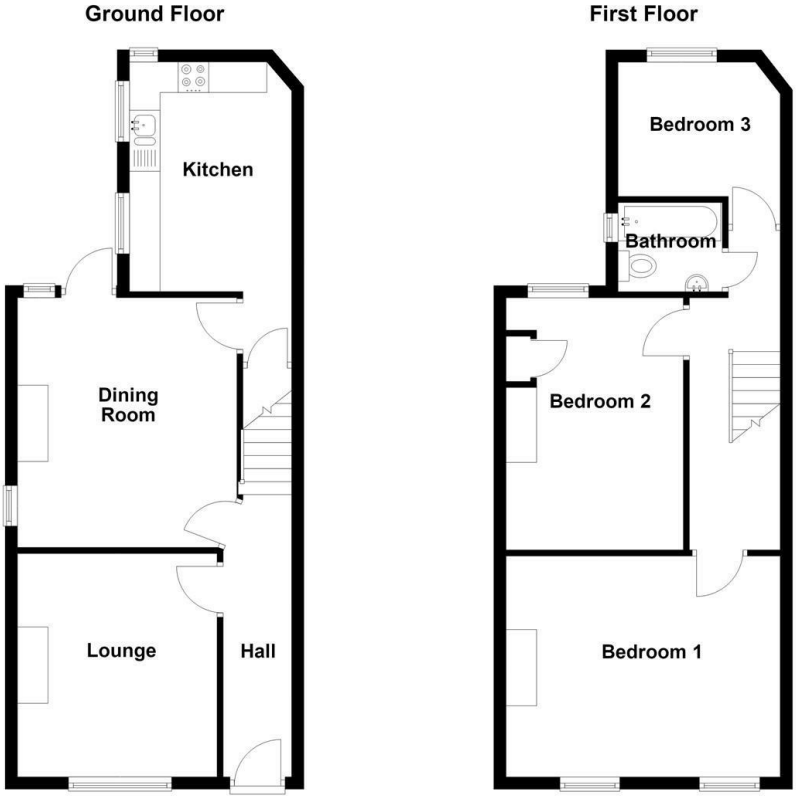
Gardens
To the front, the property enjoys an attractive courtyard-style garden, enclosed by dwarf brick walls. To the rear, the garden is predominantly laid to lawn, complemented by a stone-flagged enhanced by mature planted borders. Two useful brick-built outhouses provide additional storage.

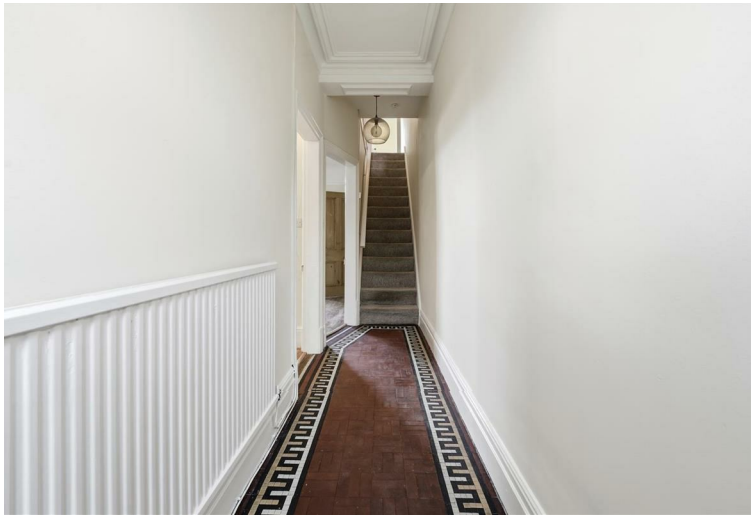
Tenure
Freehold.

£325,000

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1-3 Church Street, Macclesfield, Cheshire, SK11 6LB
T: 01625 422244 W: www.holdenandprescott.co.uk
E:contact@holdenandprescott.co.uk

