HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

116 Newton Street, Macclesfield, SK11 6RN

116, Newton Street, Macclesfield, Cheshire SK11 6RN

This attractive two bedroom terrace has benefitted from a two storey extension and, in more recent times, a comprehensive upgrade which includes a new kitchen, bathroom, damp proof course, central heating and re-wiring.

The accommodation is generous and presented in a wonderful order and briefly comprises on the ground floor of a living room with a multi-fuel stove and a dining kitchen, which stretches to approximately 20' in length. To the first floor there are two large double bedrooms which benefit from accommodation over the ginnel and a tastefully appointed bathroom.

To the rear of the property there is a secure private garden which incorporates a flagged patio and raised beds.

Newton Street provides a highly convenient, yet quiet position in which to dwell.

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 across the lights into Park Street and into Park Lane. Take the fifth turning on the right into Newton Street where the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

HOLDEN & PRESCOTT

Ground Floor

Living Room
16'8 x 10'7
Multi fuel stove with exposed brick chimney breast and a stone hearth. T.V. Aerial point. Spindle balustrade to staircase. Laminate tiles in a parquet style. Composite front door with a double glazed panel. uPVC double glazed window with shutters. Double panelled radiator. Open way through to:-

Dining Kitchen
20'0 x 9'0 reducing to 8'8
Single drainer sink unit with a mixer tap and base cupboard below. A range of base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Integrated single oven with four ring gas hob and extractor hood over. Plumbing for washing machine. Space for fridge freezer. Vaillant combination style condensing boiler. Understairs storage cupboard. Downlighting. Laminate floor. uPVC back door with decorative double glazed panel. uPVC double glazed window. Double panelled radiator.

First Floor

Landing
Spindle balustrade to staircase. Access to a part boarded loft. Downlighting.

Bedroom One
13'11 x 13'4
Storage cupboard. uPVC double glazed windows with shutters. Double panelled radiator.

Bedroom Two
15'5 x 13'7 reducing to 8'7
Dado Rail. uPVC double glazed window. Double panelled radiator.

Bathroom
White suite comprises of a 'L' shaped bath with a mixer tap, screen and dual headed thermostatic shower over, vanity hand basin with a mixer tap and drawers below and a low suite W.C. with a concealed cistern. Display shelf. Wall mounted bathroom mirror with light and blue tooth. Downlighting. Extractor fan. Part tiled walls. Large towel rail in anthracite grey.

Outside

Garden
To the rear of the property there is a pleasant private garden which is enclosed within walled and fenced borders and incorporates a flagged patio and a raised bed. There is a secure gated access via the ginnel from the front of the property. There is also a hot and cold tap.

£215,000

HOLDEN & PRESCOTT

HOLDEN & PRESCOTT

HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

1-3 Church Street, Macclesfield, Cheshire, SK11 6LB
T: 01625 422244 W: www.holdenandprescott.co.uk
F: 01625 869 999 E:contact@holdenandprescott.co.uk