





## 120, Hurdsfield Road, Macclesfield, Cheshire SK10 2PY

A beautifully presented, garden-fronted two-bedroom cottage, ideally positioned within easy reach of Macclesfield town centre, the railway station, and an excellent range of local amenities. Recently renovated throughout to an exceptional standard, this charming home offers stylish, turnkey accommodation that effortlessly blends period character with modern comforts.

The well-appointed accommodation comprises an entrance porch, a bright lounge and a spacious open-plan dining kitchen to the ground floor. To the first floor, there are two generously sized bedrooms and a contemporary bathroom fitted with modern fixtures and finishes. The property also benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the cottage is set back behind an attractive front garden, creating an appealing first impression. To the rear, a beautifully landscaped, low-maintenance garden provides the perfect setting for outdoor dining, entertaining, or simply relaxing. A useful brick-built outhouse offers valuable additional storage space.

This is a superb opportunity to acquire a fully renovated and move-in-ready home in a highly desirable and convenient 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 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 Hurdsfield Road (B5470) signposted Whaley Bridge and the property can be found on the left hand side.

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

HOLDEN & PRESCOTT

## Ground Floor

### Porch

Composite front door with glazing inset. uPVC double glazed leaded style porthole window. Tiled flooring.

### Lounge

13'9 x 13'00

Meter cupboard. Classic wooden wall panelling. uPVC double glazed leaded style window. Contemporary vertical radiator. Open way through to the Dining Kitchen.

### Dining Kitchen

17'5 x 13'00 max

Single drainer stainless steel sink with mixer tap and base cupboard below. An additional range of bespoke matching base and eye level units with contrasting marble work surfaces with under unit lighting. Integrated single oven and four ring induction hob with extractor hood over. Integrated dishwasher. Integrated fridge/freezer. Integrated washing machine. Pull-out pantry style cupboard. Understairs storage area. Spindle balustrade to the staircase. Recessed spotlighting. Tiled flooring. uPVC double glazed window to the rear and side elevation. uPVC door with glazing inset opening onto the rear garden. Column style radiator.

## First Floor

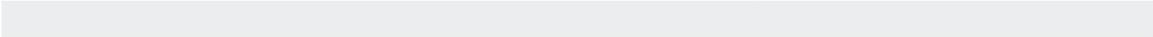
### Landing

Spindle balustrade to the staircase. Access to an insulated loft.

### Bedroom One

13'11 x 13'1

Classic wooden wall panelling. uPVC double glazed leaded style window. Double panelled radiator.



### **Bedroom Two**

10'2 x 8'2

Cupboard housing the Worcester Bosch combination condensing boiler. uPVC double glazed window. Double panelled radiator.

### **Bathroom**

The contemporary styled suite comprises a panelled bath with thermostatic rainfall shower and additional shower attachment over, a washbasin with mixer tap and vanity storage cupboard below and a low suite W.C. Tiled walls. tiled flooring. Ceiling extractor fans. Recessed spotlighting. Traditional column style radiator.

### **Outside**

### **Gardens**

The property is set back behind an attractive, well-stocked front garden enclosed by elegant wrought-iron railings, enjoying pleasant views across to the church. The rear garden is arranged over three low-maintenance tiers with raised borders, creating an attractive and practical outdoor space. A brick-built outhouse provides useful additional storage.

### **Tenure**

Freehold.

**£225,000**

HOLDEN & PRESCOTT

