





6, Crompton Road, Macclesfield, Cheshire SK11 8DS

Situated in a convenient and well-connected location, this attractive rendered two-bedroom mid-terrace property offers stylish and well-presented accommodation, ready for immediate occupation. Ideally positioned within easy walking distance of local amenities, Macclesfield town centre and excellent transport links, the property is perfectly suited to first-time buyers, downsizers and investors alike.

The accommodation briefly comprises a living room and a modern fitted kitchen to the ground floor. To the first floor are two well-proportioned bedrooms and a contemporary shower room. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property enjoys a private and fully enclosed rear garden, thoughtfully designed with a flagged patio area to provide an attractive, low-maintenance outdoor space, ideal for both relaxing and entertaining.

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 Chester Road and shortly before the roundabout with the Regency Hospital turn left into Crompton Road and the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Living Room

12'1 x 11'11

Composite front door with glazing inset. Exposed ceiling beams. Contemporary wall-mounted electric fire. Meter cupboard and shelving to the chimney recess. Wall light points. uPVC double glazed window. Vertical radiator.

Kitchen

12'1 x 8'6

One and a half bowl single drainer sink with mixer tap and base cupboard below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated Beko single oven with four ring induction hob and extractor hood over. Plumbing for automatic washing machine. Space for a tumble dryer. Cupboard housing the Worcester Bosch condensing boiler. Space for a free-standing fridge/freezer. Recessed spotlighting. uPVC double glazed window. uPVC door to the rear garden. Single panelled radiator.

First Floor

Landing

Handrail to the staircase. Loft access.

Bedroom One

12'3 x 12'1 I-shaped

uPVC double glazed window. Double panelled radiator.

Bedroom Two

8'7 x 6'7 max

uPVC double glazed window. Single panelled radiator.



Shower Room

The white suite comprises a fully tiled cubicle with thermostatic rainfall shower and additional shower attachment over, a countertop washbasin with mixer tap and vanity storage cupboard below and a low suite W.C. Recessed spotlighting. Fully tiled walls. uPVC double glazed window. Chrome heated towel rail

Outside

Gardens

A delightful, fully enclosed rear garden provides an attractive outdoor retreat, featuring a predominantly paved layout with raised flower beds and established borders, offering a low-maintenance yet appealing space for relaxation and entertaining.

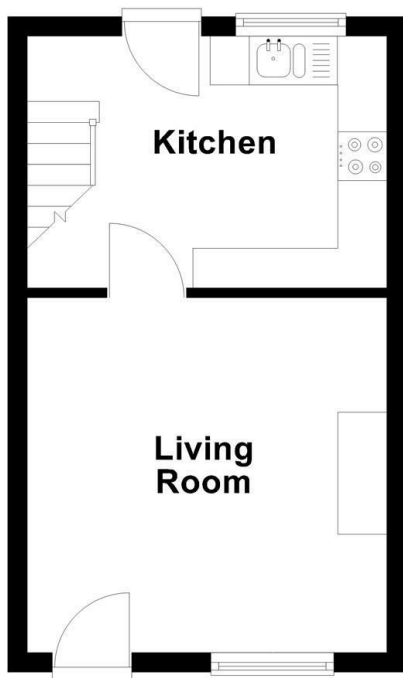
Tenure

Leasehold - A term of 976 years from 1845. There is an annual ground rent of £12.50.

£169,950

HOLDEN & PRESCOTT

Ground Floor



First Floor

