





## 50, Byron Street, Macclesfield, SK11 7QA

Situated in a pleasant street to the south of Macclesfield town centre, this two-bedroom mid-terrace cottage provides a chance for a wide range of buyers, whether it be a first-time buyer, buy-to-let investor or indeed a buyer looking for an easy-to-maintain home to acquire a property ready to move into with no chain.

Although there is some scope for updating and improvement, the property has received some major overhauls over recent times, with the front roof being fully stripped off and overhauled in 2017, as well as a new front door being fitted.

The property is warmed by gas-fired central heating (new boiler fitted Aug 23) and comprises a lounge and kitchen to the ground floor with two bedrooms and a bathroom to the first.

As with many traditional courtyards in Macclesfield, the communal yard was subsequently improved as part of a council enhancement scheme, creating individual garden areas to the rear of each property, defined by attractive dwarf walls.

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 in a southerly direction along the A523, turning right shortly before the traffic lights at Byron's Lane into Byron Street; the property can be found on the right-hand side.

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

## Ground Floor

### Lounge

12'4 x 11'11

Composite front door. Living flame effect electric fire set within an attractive feature fireplace. Meter cupboard and shelving to the chimney recess. Understairs storage cupboard. uPVC double glazed window. Double panelled radiator.

### Kitchen

10'2 x 9'5

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. Electric cooker point. Plumbing for washing machine. Space for fridge/freezer. uPVC double glazed window. uPVC door to rear garden. Double panelled radiator.

## First Floor

### Landing

Access to an insulated loft. Double panelled radiator.

### Bedroom One

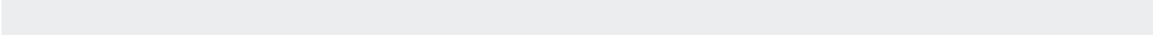
12'5 max x 6'9

Airing cupboard housing a Worcester Bosch combination condensing boiler. uPVC double glazed window. Double panelled radiator.

### Bedroom Two

10'1 x 5'5

uPVC double glazed window. Double panelled radiator.



### **Bathroom**

A fully tiled double cubicle with thermostatic shower over. Pedestal washbasin. Low suite W.C. Built-in storage cupboard. Fully tiled walls. uPVC double glazed window. Double panelled radiator.

### **Outside**

To the rear of the property there is a pleasant courtyard garden which is a pleasant space to sit and enjoy the afternoon sunshine. Like many courtyards in Macclesfield, the original communal yard was split under a council improvement scheme to provide sectioned off gardens via dwarf walls to the rear of the property.

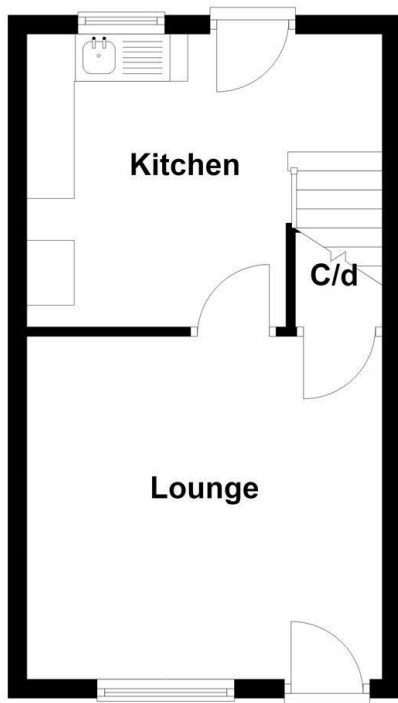
### **Tenure**

Leasehold with a lease from 29/09/1839 for 999 years with a ground rent of £4.13s. Albeit throughout our client's ownership, this has never been requested or collected.

**£147,500**

HOLDEN & PRESCOTT

**Ground Floor**



**First Floor**

