HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

Albion Court 1 Pierce Street, Macclesfield, SK11 6ER





Albion Court 1, Pierce Street, Macclesfield, Cheshire SK11 6ER

Forming part of Macclesfield's heritage, this property was reputedly a former coach house and offers a unique blend of character and modern living. This recently refurbished home is finished to a high standard throughout and is ready for immediate occupation, making it an ideal purchase for first-time buyers, downsizers, or investors alike. Being empty, it is available with no ongoing chain.

The ground floor accommodation comprises a modern fitted kitchen that has been stylishly refitted and benefits from a range of integrated appliances, sleek cabinetry, and contemporary finishes, and a spacious lounge. Whilst to the first floor, the property offers two well-proportioned double bedrooms and a shower room with a modern walk-in shower, low suite w.c and a washbasin.

With the property fronting the road, there is an area to the side of the property, of which a section belongs to Albion Court and provides off-road parking. A copy of the title plan is available confirming the boundary.

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 Hibel Road bearing left into Churchill Way. Take the second turning on the right hand side into Great King Street turning right at the junction into Catherine Street and left into Pierce Street. The property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Kitchen
11'5 x 6'4
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 splashbacks. Integrated Bosch single oven with four ring induction hob and stainless steel extractor canopy over. Integrated dishwasher. Integrated fridge/freezer.

Lounge
20'5 x 11'5
Meter cupboard. Wall mounted electric radiator.

First Floor

Landing
Loft access.

Bedroom One
11'5 x 10'8
Slimline wall-mounted electric radiator.

Bedroom Two
11'5 x 10'8

Shower Room
Fully tiled cubicle with Triton electric shower over. Washbasin with vanity storage below. Low suite W.C. Electric shaver point. Extractor fan. Recessed spotlighting. Vertical chrome heated towel rail.

Outside

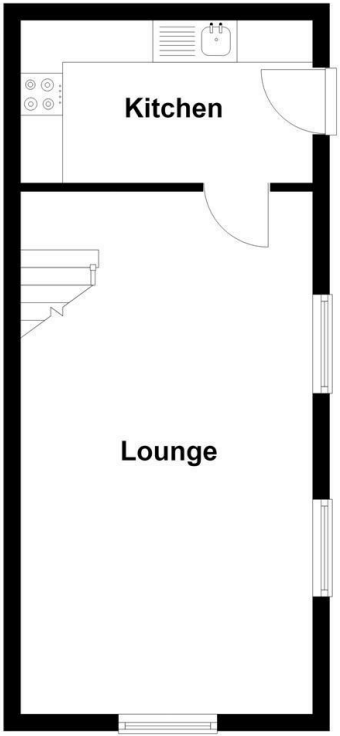
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£159,950

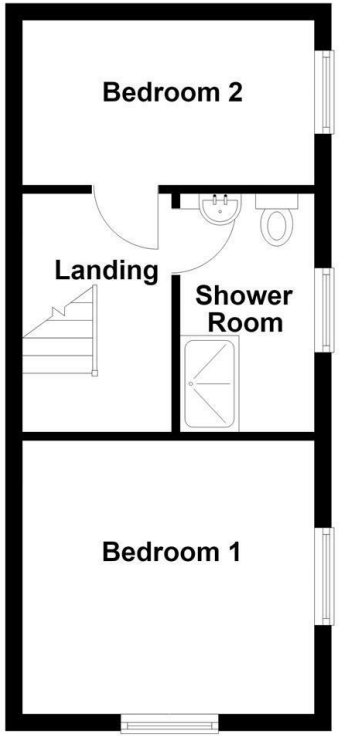
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Ground Floor



First Floor











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