





3, Nelson Street, Macclesfield, Cheshire SK11 6UN

A beautifully presented three-bedroom terrace, ideally positioned within easy walking distance of Macclesfield town centre, the railway station and South Park. Brimming with character, this delightful home offers bright and airy accommodation throughout, with a wealth of attractive features that have been thoughtfully complemented by tasteful décor. Beautifully maintained by the current owners, the property provides versatile living space that is perfectly suited to first-time buyers, young families or those looking to enjoy the convenience of this central location.

The accommodation briefly comprises an entrance hall, a welcoming lounge opening onto a separate dining room and a well-appointed kitchen to the ground floor. To the first floor are two generous double bedrooms and a bathroom. Occupying the second floor is an impressive third bedroom, flooded with natural light from Velux windows and enjoying far-reaching views across the rooftops of Macclesfield towards the surrounding hills. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the rear garden provides a pleasant and private outdoor space, enhanced by attractive wooden planters and is ideal for relaxing or entertaining. A useful brick-built outhouse offers excellent additional storage.

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 beyond the roundabout into Park Lane. Take the first turning on the left hand side into Nelson Street.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Composite front door with glazing inset and fanlight over. Picture rail. Original moulded ceiling arch. Handrail to the staircase. Single panelled radiator.

Lounge

12'00 x 11'3

Cast-iron fireplace with tiled hearth. Cupboard and shelving to the chimney recess. Ceiling rose. Picture rail. Wall light points. uPVC double glazed window. Double panelled radiator. Open way through to the Dining Room.

Dining Room

12'8 x 12'1

Picture rail. Cabinetry to the chimney recess. Understairs storage cupboard. Wall light points. uPVC double glazed window. Single panelled radiator. Open way through to the Kitchen.

Kitchen

8'10 x 7'9

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. Under-counter space for a fridge and freezer. Plumbing for washing machine. Extractor fan. uPVC double glazed window. Solid oak stable door with glazing opening onto the rear garden.

First Floor

Landing

Spindle balustrade to the staircase. Understairs storage cupboards. uPVC double glazed window.

Bedroom One

12'9 x 9'8

Shelving to the chimney recess. uPVC double glazed window. Double panelled radiator.

Bedroom Two

11'11 x 9'8

Cast-iron fireplace. Picture rail. uPVC double glazed window. Double panelled radiator.

Bathroom

The white suite comprises a panelled bath with thermostatic shower over, a pedestal washbasin and a mid-level W.C. Airing cupboard housing the Worcester Bosch combination condensing boiler. Extractor fan. Partially tiled walls. Downlighting. uPVC double glazed window. Double panelled radiator.

Second Floor

Landing

Spindle balustrade to the staircase. Exposed timber ceiling beams. Built-in storage cupboard.

Bedroom Three

15'11 x 12'5

Cast-iron fireplace. Exposed timber ceiling beams. Exposed Cheshire brick chimney breast. Recessed spotlighting. Three Velux windows. Double panelled radiator.

Outside

Gardens

The fully enclosed rear garden is bordered by quality fencing and has been thoughtfully remodelled by the current owners to create an attractive and low-maintenance outdoor space. A stone-flagged and gravelled patio provides the perfect spot for outdoor dining and relaxation, complemented by raised timber planters. A useful brick-built outhouse offers excellent additional storage.

Tenure

Freehold

£275,000

HOLDEN & PRESCOTT





