HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

22 John Street, Macclesfield, SK11 8BN





22, John Street, Macclesfield, Cheshire SK11 8BN

John Street is a popular location, being within a short walk of the town centre with all of its associated amenities. Having been let for a number of years, this cottage is now at the stage whereby it does need some comprehensive modernisation, which is more than reflected in this attractive asking price.

The property is warmed by gas-fired central heating with uPVC double glazing and comprises a lounge and a kitchen on the ground floor, whilst on the first floor there are two bedrooms and a bathroom.

To the rear, there is a communal yard.

22 John Street is available with No Chain !!

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 from our office towards the railway station turning right onto Sunderland Street. Proceed through the lights into Park Street and over the roundabout into Park Lane and turn into Hobson Street which is the third turning on the left hand side. Proceed to the end of this road and turn left into John Street and 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

Lounge
11'11 x 10'7
uPVC front door with glazing inset. Meter cupboard. uPVC double glazed window. Double panelled radiator.

Kitchen
11'0 x 9'6
Single drainer one and a half bowl stainless steel sink with base units below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated single oven with hob and extractor canopy over. Wall-mounted Worcester Bosch combination condensing boiler. Understairs storage cupboard. uPVC double glazed window. Double panelled radiator.

Utility Room
7'4 x 5'8
Plumbing for washing machine. Two uPVC double glazed windows. uPVC door to the rear garden. Radiator.

First Floor

Landing

Bedroom One
12'0 x 10'9
Loft access. uPVC double glazed window. Radiator.

Bedroom Two
9'1 x 4'10
Built-in storage cupboard. uPVC double glazed window. Radiator.

Bathroom
A suite comprising a panelled bath with thermostatic shower over, a pedestal washbasin and a low suite W.C. Radiator.

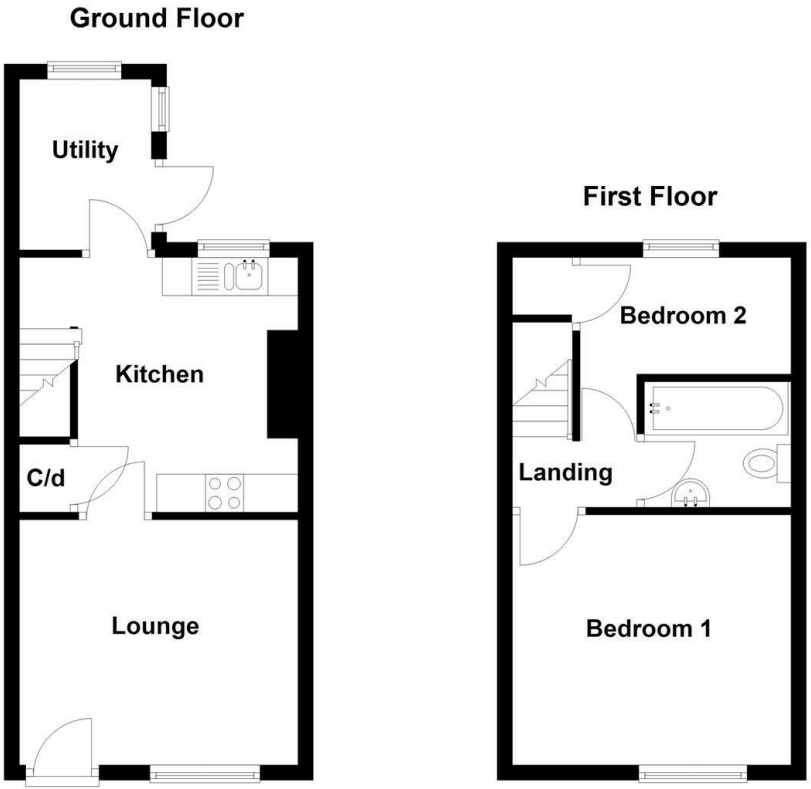
Outside
To the rear of the property there is a communal yard.

Tenure
Leasehold - A term of 999 years from 1847. There is an annual ground rent of £18.30.

£132,500

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