





2, Frances Street, Macclesfield, Cheshire SK11 8HU

Ideally positioned just outside the town centre, this two-bedroom end-of-terrace home offers well-proportioned accommodation, making it an appealing prospect for first-time buyers, downsizers and investors alike. The property enjoys a convenient location, with a range of local amenities and town centre facilities within easy reach.

The accommodation briefly comprises a lounge and dining kitchen to the ground floor. To the first floor, there are two well-proportioned bedrooms and a family bathroom. Further benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back from the road behind a full-width driveway, providing ample off-road parking. To the rear, there is a fully enclosed garden, primarily laid to lawn, offering a pleasant outdoor space with potential for a variety of uses.

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 Cumberland Street, passing Sainsbury's, and at the Chester Road roundabout take the second exit into Oxford Road (B5088). Frances Street is the first turning on the right, and the property can be found on the right-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Lounge

14'2 x 11'1

uPVC front door with glazing inset. T.V. aerial point. Spindle balustrade to the staircase. Understairs storage cupboard. uPVC double glazed window. Double panelled radiator.

Dining Kitchen

11'00 x 9'9

Single drainer one and a half bowl composite 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. Integrated single oven with four ring gas hob and extractor hood over. Space for fridge/freezer. Plumbing for washing machine. uPVC double glazed window. Hardwood door with glazing inset opening onto the rear garden. Double panelled radiator.

First Floor

Landing

Spindle balustrade to the staircase.

Bedroom One

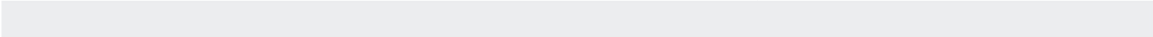
11'00 x 10'1

Ceiling cornice. built-in cupboard. Two uPVC double glazed windows. Single panelled radiator.

Bedroom Two

9'9 x 6'2

Loft access. built-in cupboard housing the Vaillant combination condensing boiler. uPVC double glazed window. Single panelled radiator.



Bathroom

The suite comprises a panelled bath with Mira electric shower over, a pedestal washbasin and a low suite W.C. Extractor fan. Partially tiled walls.

Outside

Gardens

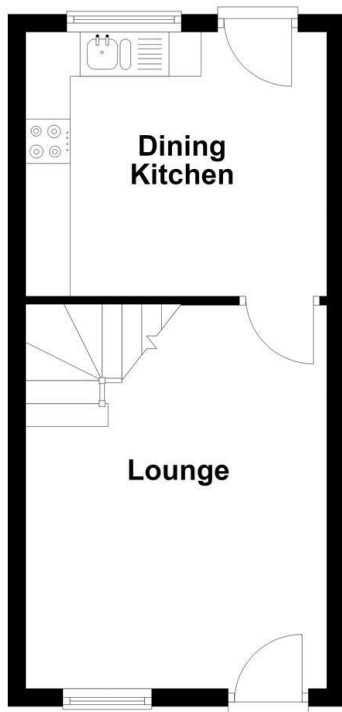
Tenure

Freehold.

£172,500

HOLDEN & PRESCOTT

Ground Floor



First Floor

