





## 57, Park Lane, Macclesfield, Cheshire SK11 6TX

A two-bedroom mid-terrace property ideally situated within a short walk of the town centre and the open green spaces of South Park. Offering well-presented accommodation throughout, the property comprises a spacious through lounge/dining room, a separate fitted kitchen, two first-floor bedrooms, and a family bathroom. Externally, there is access to a communal rear courtyard. The property further benefits from UPVC double glazing and gas central heating, making it an excellent home for individuals, couples, or a small family.

### Additional Information:

Rent: £850.00 per calendar month

Deposit: £980.00

Holding Deposit: £100.00 - this will be offset against the first months rent.

Council Tax Band: B (Cheshire East Council)

EPC Rating: D

Available: Immediately

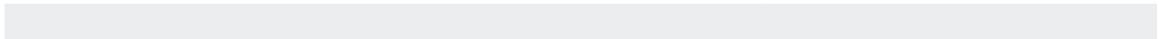
Maximum number of tenants: 3

Holding Deposit must be paid within 24 hours of an offer being accepted to secure the property.

From the station proceed along Sunderland Street to the traffic lights at Park Green. Continue across into Park Street and over the roundabout into Park Lane taking the next right into a small car park at the pedestrian crossing and number 57 can be seen.

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

HOLDEN & PRESCOTT



## Entrance Vestibule

### Dining Area

10'8" x 8'9"

### Lounge

11'8" x 11'9"

### Kitchen

7'11" x 6'3"

### Landing

### Bedroom One

12'1" x 12'1" max

### Bedroom Two

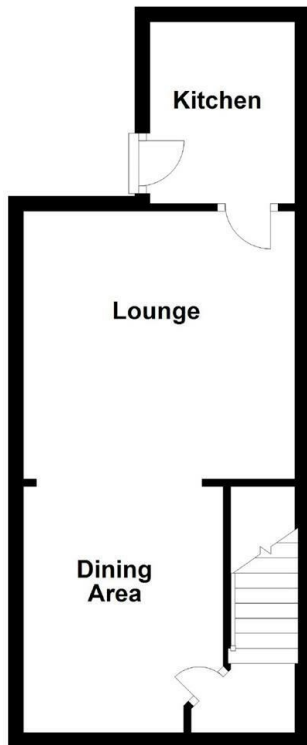
11'8" x 5'8"

### Bathroom

**£850 PCM**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor

