HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

28 Greystoke Road, Macclesfield, SK10 2NN





28, Greystoke Road, Macclesfield, Cheshire SK10 2NN

Situated in a convenient location, a short distance from Macclesfield town centre and railway station, this two-bedroom mid-terrace property is likely to appeal to a range of prospective purchasers, including first-time buyers and investors alike. Offering a blank canvas throughout, the property presents an excellent opportunity for a buyer to modernise and personalise the accommodation to suit their own tastes and requirements.

The accommodation briefly comprises an entrance hall, living room, kitchen and separate utility room to the ground floor. To the first floor, there are two well-proportioned double bedrooms and a bathroom. The property further benefits from gas fired central heating and uPVC double glazing throughout.

Externally, the property is set back from the road behind a driveway providing valuable off-road parking. To the rear, there is a lawned garden complemented by a stone-flagged patio, creating a pleasant outdoor space to enjoy.

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 Hurdsfield Road turning left into Hulley Road. Take the second turning on the left into Greystoke Road where the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

HOLDEN & PRESCOTT

Ground Floor

Entrance Hall
Composite front door with glazing inset and adjoining. Handrail and spindle balustrade to the staircase. Understairs storage cupboard housing the utility meters. Oak flooring. Single panelled radiator.

Living Room
15'8 x 10'5
Living flame electric fire set within a timber surround and mantel fireplace. Ceiling cornice. uPVC double glazed window. uPVC sliding patio doors opening onto the garden. Double panelled radiator.

Kitchen
10'11 x 9'5
Double drainer stainless steel sink with base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated single oven. Integrated four ring gas hob with extractor hood over. Integrated fridge/freezer. Plumbing for washing machine. Tiled flooring. uPVC double glazed window. Double panelled radiator.

Utility
13'1 x 4'11
uPVC double glazed window. uPVC door to the rear garden.

First Floor

Landing
Handrail to the staircase. Airing cupboard. Access to loft via a pull-down ladder.

Bedroom One
12'4 x 10'9
Ceiling cornice. Cupboard housing the Vaillant combination boiler. uPVC double glazed window. Single panelled radiator

Bedroom Two
11'8 x 9'3
Ceiling cornice. uPVC double glazed window. Double panelled radiator.

Bathroom
P-shaped panelled bath with mixer tap and thermostatic shower over. Pedestal washbasin. Low suite W.C. Fully tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Outside

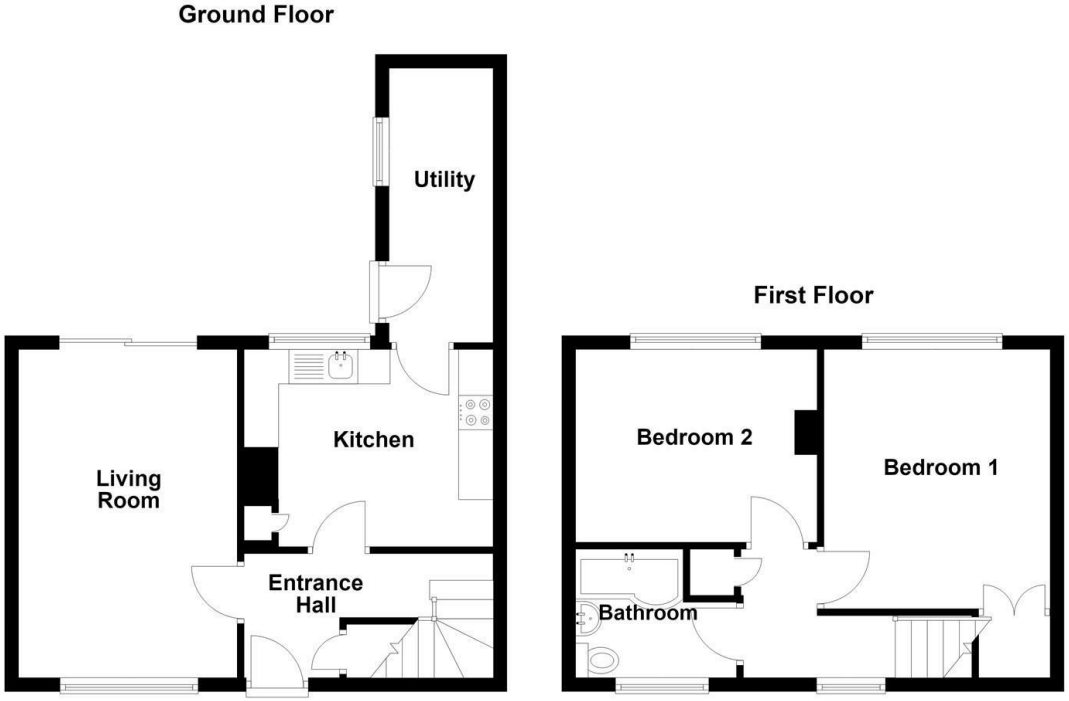
Gardens
The fully enclosed garden to the rear is primarily laid to lawn with a stone flagged patio amd a further flagged patio seating area at the rear of the garden.

Tenure
Freehold

£195,000

HOLDEN & PRESCOTT

HOLDEN & PRESCOTT











HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

1-3 Church Street, Macclesfield, Cheshire, SK11 6LB
T: 01625 422244 W: www.holdenandprescott.co.uk
E:contact@holdenandprescott.co.uk

