HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

156 Warwick Road, Macclesfield, SK11 8TA





156, Warwick Road, Macclesfield, Cheshire SK11 8TA

This well-built mid-terrace property offers well-planned accommodation in a convenient location, just a short drive from Macclesfield town centre.

The property has been well cared for over the years and, whilst it would now benefit from some updating, it offers excellent potential to create a comfortable and appealing home.

The accommodation comprises an entrance hall, living room, dining room with double doors opening onto the rear garden, and a galley-style kitchen. To the first floor are two well-proportioned double bedrooms and a shower room, although please note that there is currently no shower fitted. The property is fitted with uPVC double glazing and gas central heating.

Set back from the road behind a front garden, the property enjoys a particularly good-sized rear garden. Fully enclosed and offering a generous lawn, patio and established borders, it provides a pleasant outdoor space with plenty of scope for landscaping and improvement.

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 Park Lane and proceed through two sets of traffic lights into Ivy Lane. Take the third turning on the left into Kendal Road and left again into Kenilworth Road. Warwick Road is the second turning on the right hand side and the property can be ffound on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

HOLDEN & PRESCOTT

Ground Floor

Covered Porch

Entrance Hall
uPVC front door with glazing inset. Handrail and spindle balustrade to the staircase. Meter cupboard. Solid wood flooring. Double panelled radiator.

Lounge
15'8 x 10'4
Display fireplace. T.V. aerial point. Solid wood flooring. uPVC double glazed window to the front and rear elevations. Double panelled radiator.

Dining Room
10'7 x 9'5
Storage cupboard. Laminate flooring. uPVC patio doors opening onto the garden. Single panelled radiator.

Kitchen
113'2 x 5'2
Two stainless steel circular sinks with mixer taps and base unit below. An additional range of base and eye level cupboard with contrasting work surfaces and tiled splashbacks. Integrated single oven with four ring gas hob and extractor hood over. Plumbing for washing machine. Space for a tumble dryer. uPVC double glazed windows. uPVC back door with glazing inset. Double panelled radiator.

First Floor

Landing
Handrail to the staircase. Access to a fully boarded and insulated loft. Cupboard housing the Worcester combination condensing boiler. uPVC double glazed window.

Bedroom One
12'5 x 10'8 at maximum
Storage cupboard. uPVC double glazed window. Double panelled radiator.

Bedroom Two
11'8 x 9'5
uPVC double glazed window. Single panelled radiator.

Bathroom
The suite comprises a shower cubicle which isn't currently fitted with a shower, a pedestal washbasin with mixer tap and a low suite W.C. Partially tiled walls. Laminate flooring. uPVC double glazed window. Single panelled radiator.

Outside

Gardens
To the front of the property there is a garden whilst to the rear there is a fully enclosed deep lawned garden with patio.

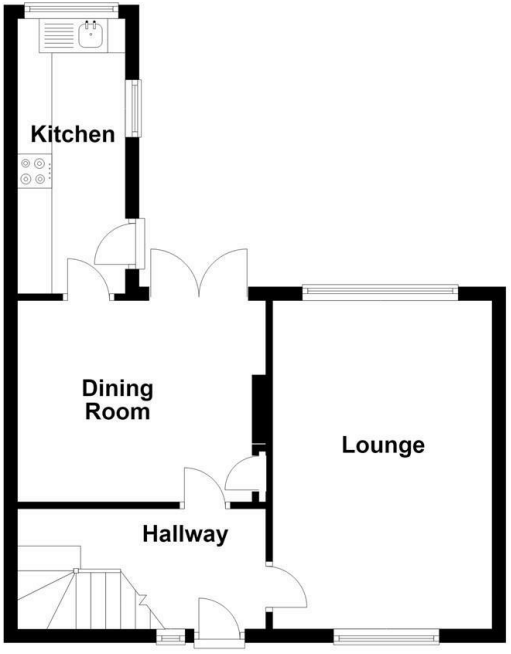
Tenure
Freehold

£200,000

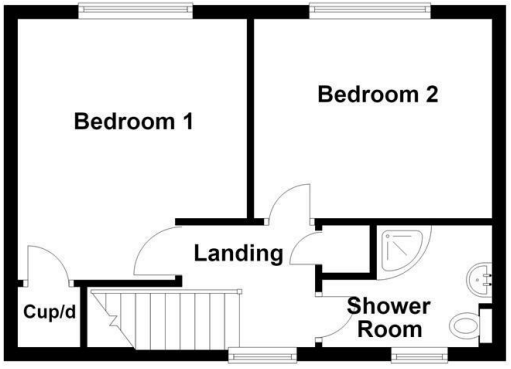
HOLDEN & PRESCOTT

HOLDEN & PRESCOTT

Ground Floor



First Floor











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

