



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

216 Hurdsfield Road

Macclesfield, Cheshire, SK10 2PX

A spacious period beautifully presented cottage with private rear garden.

Price £135,000

Offering spacious accommodation, this charming mid-terraced property occupies a convenient location within walking distance of Macclesfield town centre.

The accommodation briefly comprises on the ground floor a lounge with access to a cellar, dining room and kitchen. To the first floor the landing allows access to two double bedrooms and a bathroom/WC. A gas fired central heating system has been installed augmented by double glazing throughout.

There is a private garden to the rear.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield.

Directions

From our Bollington Office proceed out of Bollington in the direction of Macclesfield. At the roundabout take the first exit onto the Silk Road. Proceed straight on at the second roundabout, then take the first exit at the third roundabout into Hibel Road which in turn leads into Hurdsfield Road. Where the property can be found after a short distance on the left just before the turning for Hulley Road.

ACCOMMODATION

GROUND FLOOR

LOUNGE 13'10 x 11'5 (4.22m x 3.48m) Attractive stone inset fireplace with tiled hearth incorporating log burner, meter cupboard, double radiator, two wall light points, wood flooring. Access to cellar

INNER HALL With stairs to first floor.

DINING ROOM 14'1 x 12' (4.29m x 3.66m) With attractive stone inset fireplace with tiled hearth, wood flooring, patio doors to outside.

KITCHEN 11' x 6'5 (3.35m x 1.96m) With an excellent range of base and eye level units, four ring gas hob, electric cooker with extractor hood over, Belfast sink, solid oak worktops, plumbing for washing machine, attractive part tiled walls, space for fridge freezer, plumbing for dishwasher, attractive part tiled walls.

LANDING

BEDROOM 1 13'9 x 11'1 (4.19m x 3.38m) With double radiator.

BEDROOM 2 14' x 11'9 (4.27m x 3.58m) With built-in cupboard, double radiator.

BATHROOM/WC With panelled bath with shower over, pedestal wash hand basin, low level WC, double radiator, part tiled walls, gas fired central heating boiler.

OUTSIDE

GARDENS As previously mentioned.

Tenure

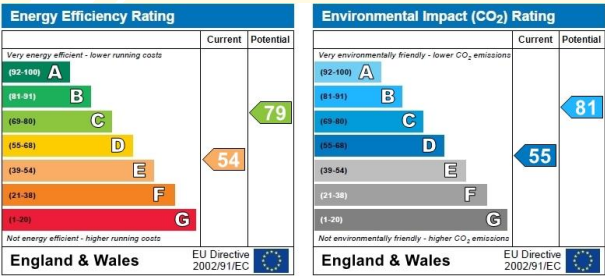
We have been advised by our vendor that the property is . Interested purchasers should seek clarification of this from their Solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.



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