DENISE WHITE™
BESPOKE ESTATE AGENT









242 Hurdsfield Road, Macclesfield, SK10 2PN

Offers in the region of £190,000

"Home is where one starts from." — T. S. Eliot

This two-bedroom mid-terraced property is offered for sale with no onward chain. Well maintained by the current vendors, the property provides an excellent opportunity for a purchaser to move straight in whilst also offering scope to personalise and put their own stamp on their new home. Ideally suited to first-time buyers and professionals alike, this property represents a fantastic opportunity to get onto the property ladder or secure a conveniently located home.

11-12 Grove Parade, Buxton, Derbyshire, SK17 6AJ
01298600035 | 01782 901 088 | 07854643365 | buxton@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agents Comments



This charming, stone-built, two-bedroom mid-terrace cottage presents an excellent opportunity for first-time buyers, professional couples or those looking to put their own stamp on a property. Ideally situated in a convenient location, the property benefits from excellent transport links, including nearby train stations, making it ideal for commuters.

Although the property would benefit from cosmetic upgrades, it offers fantastic potential to create a lovely home tailored to your own tastes and requirements.

The accommodation briefly comprises a lounge, dining area, kitchen area and bathroom to the ground floor, whilst to the first floor are two well-proportioned bedrooms.

Externally, the property benefits from an enclosed rear yard, providing a low-maintenance outdoor space to enjoy.

Offered for sale chain-free, this appealing cottage represents a fantastic opportunity for buyers seeking an affordable home with plenty of potential, in a convenient location close to local amenities and transport connections.

Location



Hurdsfield Road is situated in a convenient and well-established residential area of Macclesfield, offering easy access to a range of local amenities and transport links. Macclesfield town centre is within easy reach, providing a variety of shops, supermarkets, cafés, restaurants and other everyday conveniences. The area is also well served by local schools, including Hurdsfield Community Primary School, Puss Bank School and Tytherington School, making it a practical location for families.

For commuters, Macclesfield railway station is accessible from the area and provides regular rail services to Manchester, Stoke-on-Trent and London. The road network also offers convenient connections to the A523, A536 and A537, providing access to surrounding Cheshire towns and the wider motorway network. Manchester Airport is also within convenient driving distance.

Combining local amenities, nearby schools and good transport connections, Hurdsfield Road is a convenient location for families, professionals and commuters alike.

Why We Love This Property



We love the potential this charming two-bedroom mid-terraced home offers. Well maintained and ready for its next chapter, it provides the perfect blank canvas for first-time buyers or professionals looking to create a home of their own. With the added benefit of no onward chain and a convenient Macclesfield location close to local amenities and transport links, this is a fantastic opportunity to take that exciting first step onto the property ladder.

Lounge

12' x 11'11 (3.66m x 3.63m)



uPVC front entrance door. Carpet flooring. Radiator. uPVC window to the front aspect. Fireplace surround with polished stone surround and wooden mantle over. Ceiling spotlights.

Dining Room

12'2 x 8'6 (3.71m x 2.59m)



Tiled flooring. Radiator. Stairs off leading to the first floor. Ceiling spotlights.

Kitchen Area

7'5 x 5'4 (2.26m x 1.63m)



Fitted with base units with working surface over incorporating stainless steel sink. Space for cooker. Space and plumbing for washing machine. Tiled flooring. uPVC door leading onto the rear garden. uPVC roof letting in an abundance of natural light. Spotlight lighting. Partially tiled walls.

Bathroom

6'7 x 6'4 (2.01m x 1.93m)



Fitted with a matching suite comprising:- P shaped panelled bath with wall mounted shower over. Wash hand basin. Low level WC. Tiled flooring. Heated towel rail. Obscure glazed uPVC window to the rear. Extractor fan. Ceiling spotlights.

First Floor Landing

Carpet flooring.
Opening to:-

Bedroom One

12'4 x 12'2 (3.76m x 3.71m)



Carpet flooring. Radiator. uPVC window to the front.

Bedroom Two

9'6 x 8'6 (2.90m x 2.59m)



Carpet flooring. Radiator. uPVC window to the rear. Over stairs storage space housing the 'Worcester' gas combi boiler. Loft access.

Outside



To the rear of the property is an enclosed rear garden laid with paved patio seating area and artificial lawned space. Please note there is a neighbouring right of access across the rear garden.

Agents Notes



Tenure: Freehold
Services: All Mains Services Connected
Council Tax: Cheshire East- Band A

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent

"Work hard. Stay humble. Always be kind" - Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

Property To Rent?

Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

You Will Need A Solicitor!

The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

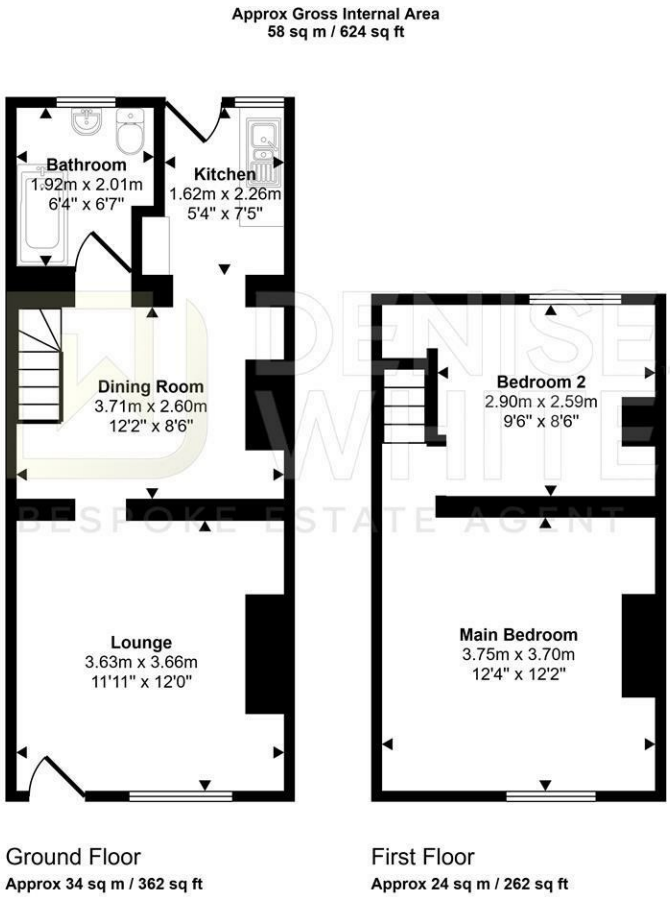
Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer ID Checks

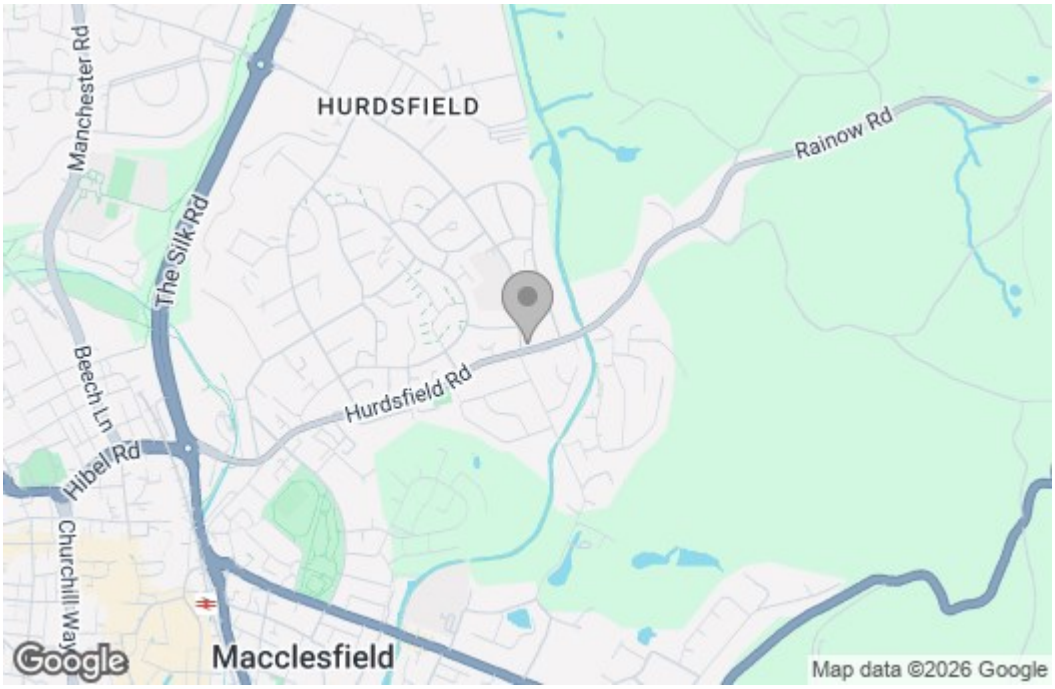
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan

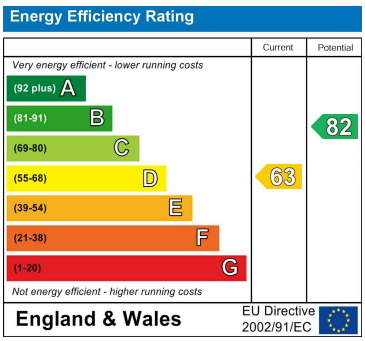


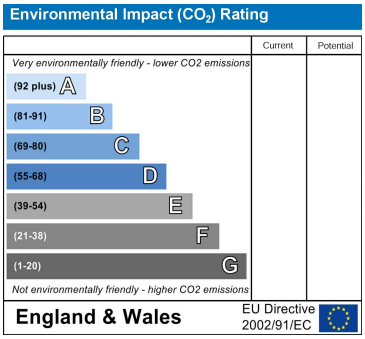
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

11-12 Grove Parade, Buxton, Derbyshire, SK17 6AJ
01298600035 | 01782 901 088 | 07854643365 | buxton@denise-white.co.uk | www.denise-white.co.uk