HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

12 Cumberland Street, Cheshire, SK10 1DD





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This larger than average terrace property will make a lovely home or buy to let investment for, not only does it offer beautifully proportioned accommodation but, it has a highly convenient location being within just a stone's throw from town centre and all it has to offer.

On the ground floor there is an entrance hall, living room, an impressive dining kitchen and a rear porch, whilst to the first floor there are two double bedrooms and a bathroom.

The property is warmed by gas central heating and complimented by uPVC double glazing.

To the rear of the property there is a shared, flagged courtyard which has a westerly aspect and enjoys the best of the evening sun.

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.

Cumberland Street is a short walk from our office. Proceed past the town hall and Cumberland Street is the third turning on the left hand side. The property can be found on the left hand side.

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Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Hall
uPVC double glazed window. Double panelled radiator.

Living Room
11'7 x 10'7
T.V. Aerial point. uPVC double glazed window. Double panelled radiator.

Dining Kitchen
14'7 x 11'11
Single drainer sink unit with mixer taps and base cupboards below. A range of base and eye level cupboards with tiled splashbacks and contrasting work surfaces. Integrated single oven with four ring Logic induction hob and extractor hood over. Integrated fridge and freezer. Plumbing for washing machine. Cupboard housing Worcester combination style condensing boiler. Understairs storage cupboard with light. uPVC double glazed windows. Vertical radiator.

Rear Porch
Coat hooks.

First Floor

Landing
Loft access. Single panelled radiator.

Bedroom One
14'8 x 8'8
Storage cupboard with hanging rail. uPVC double glazed window. Single panelled radiator.

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

Bathroom
White suite comprising panelled bath with electric shower and screen over, pedestal wash basin and low suite W.C. Mirrored bathroom cabinet. Part tiled walls. Laminate flooring. uPVC double glazed window. Single panelled radiator.

Outside

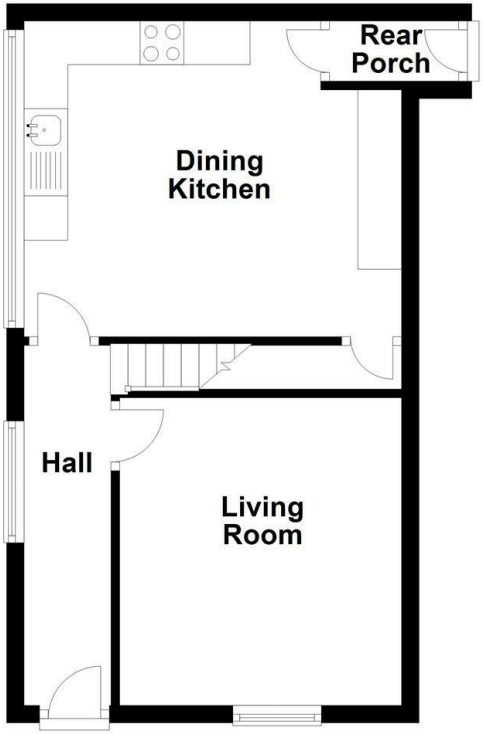
Communal Garden
To the rear of the property there is a shared stone flagged patio with raised beds. This area enjoys a south westerly aspect, catching the best of the afternoon and evening sun.

£169,950

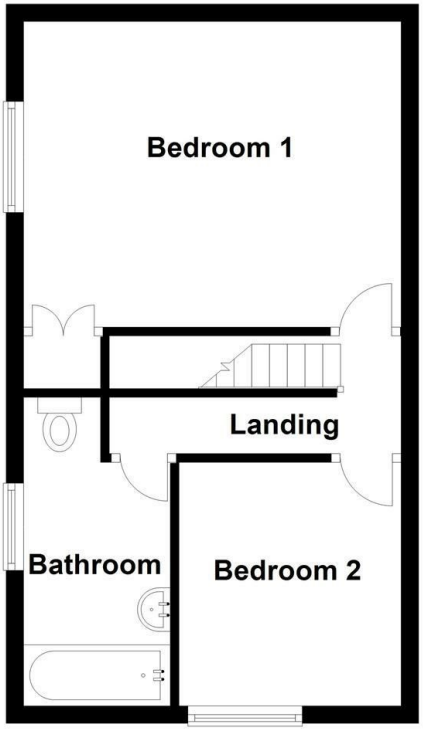
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Ground Floor



First Floor











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