





21, Roe Street, Cheshire, SK11 6UT

Occupying a highly sought-after position in the heart of Macclesfield town centre, just a short walk from both the railway and bus stations, this charming mid-terrace cottage offers beautifully presented accommodation that combines character with modern comfort. Available with no onward chain, it presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a conveniently located home.

The well-proportioned accommodation briefly comprises a lounge, separate dining area, and a spacious, tastefully fitted kitchen to the ground floor. The first floor features two generous double bedrooms and well-appointed family bathroom. The property also benefits from gas-fired central heating and uPVC double glazing throughout.

To the rear, an attractive and private courtyard garden provides a delightful outdoor space. The garden also enjoys convenient gated access to Duke Street car park, where residents' parking permits are available.

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.

From the Station proceed along Sunderland Street towards Park Green. Continue across the traffic lights into Park Street and right at the mini roundabout into Churchill Way. Having crossed the next mini roundabout Roe Street can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Lounge

14'5 x 11'3

Composite front door with glazing inset and fanlight. T.V. aerial point. Wall light points. Meter cupboard. Spindle balustrade to the staircase. uPVC double glazed window. Double panelled radiator.

Dining Area

11'4 x 9'2

Understairs storage cupboard. Wall light points. Double panelled radiator.

Kitchen

11'4 x 9'2

One and a half bowl stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces. Integrated Lamona single oven with four ring Lamona induction hob with extractor hood over. Plumbing for washing machine. Space for free-standing fridge freezer. Wall-mounted Baxi combination condensing boiler. Recessed spotlighting. T.V. aerial point. Tiled flooring. uPVC double glazed window. uPVC door to the rear garden. Double panelled radiator.

First Floor

Landing

Spindle balustrade to the staircase.

Bedroom One

14'3 max x 11'3

uPVC double glazed window. Double panelled radiator.



Bedroom Two

9'00 x 8'11

uPVC double glazed window. Double panelled radiator.

Bathroom

The white suite comprises a panelled bath with mixer tap and thermostatic shower over, a pedestal washbasin with mixer tap and a low suite W.C. Electric shaver point. Extractor fan. Partially tiled walls. Loft access. uPVC double glazed window. Chrome heated towel rail.

Outside

Garden

To the rear of the property there is a fully enclosed courtyard style garden.

Tenure

The vendors have advised that the property is freehold.

£189,950

HOLDEN & PRESCOTT





