HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

16 Shaw Street, Cheshire, SK11 6QY





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A charming two-bedroom mid-terrace property situated just a stone's throw from Macclesfield town centre and its mainline railway station, offering exceptional convenience for commuters and those seeking easy access to local amenities. This well-presented home is ideally suited to first-time buyers, downsizers, or buy-to-let investors alike.

The accommodation briefly comprises a welcoming living room and a fitted kitchen to the ground floor, while to the first floor there are two well-proportioned bedrooms and a family bathroom. The property benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, to the rear, there is a fully enclosed cottage-style garden, thoughtfully paved for low maintenance, perfect for relaxing or entertaining.

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, which is direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within a comfortable daily travelling distance, and there are regular bus services to neighbouring towns.

From our office proceed towards the railway station turning right onto Sunderland Street. Proceed through the traffic lights into Park Street, turning right at the roundabout into Churchill Way. Proceed across the roundabout and take the next left into Roe Street, which in turn leads into Shaw Street. The property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Living Room
12'2 x 11'0
Composite front door with glazing inset. Wall-mounted living flame electric fire. Meter cupboard. Cloaks cupboard. Wall-light points. Laminate flooring. uPVC double glazed window. Double panelled radiator.

Kitchen
11'0 x 7'11
Single drainer stainless steel sink with mixer tap and base cupboard below. An additional range of matching base and eye units with contrasting work surfaces and tiled splashbacks. Integrated single oven and four ring gas hob with extractor hood over. Plumbing for automatic washing machine. Space for a fridge. Space for a freezer. Wall-mounted Main combination condensing boiler. Handrail to the staircase. uPVC double glazed window. Composite door with glazing inset opening onto the rear garden. Double panelled radiator.

First Floor

Landing
Handrail to the staircase.

Bedroom One
9'1 x 7'11
Storage cupboard with shelving. uPVC double glazed window. Double panelled radiator.

Bedroom Two
12'0 x 6'8
uPVC double glazed window. Double panelled radiator.

Bathroom
The white suit comprises a panelled bath with thermostatic shower over, a pedestal washbasin and a low suite W.C. Electric shaver point. Partially tiled walls. Extractor fan. Chrome heated towel rail.

Outside

Gardens
The garden to the rear is a fully enclosed, private cottage style garden.

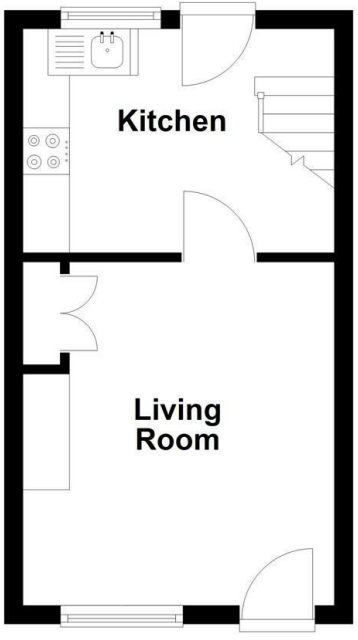
Tenure
Freehold.

£158,950

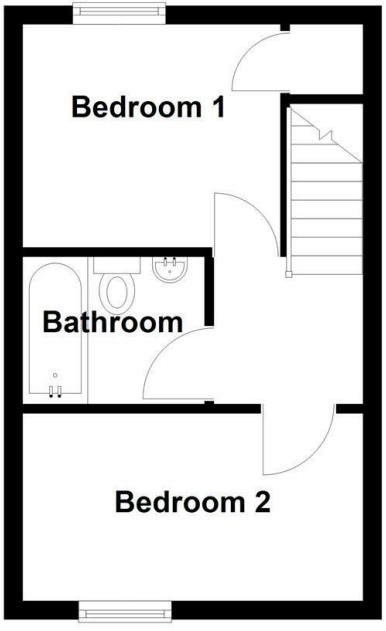
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Ground Floor



First Floor











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