HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

2a St. Andrews Road, Macclesfield, SK11 8HA





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As quirky as they come. A stylish conversion forming part of All Saints Church, this property offers an individuality that is most welcome to the market. Having been taken back to the bare brick, it has been revamped with considerable effect to provide a smart, crisp home in which to live.

Warmed by gas-fired central heating, the ground floor has been designed with 'entertaining' in mind, as an open plan layout with quality fixtures and fittings fronts onto the private enclosed garden, beyond which there is private off-road parking. There is also an additional reception room, ideally suited as a study or even an extra bedroom/nursery if required.

On the first floor, there are two bedrooms and a bathroom.

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.

Proceed out of Macclesfield along Park Lane proceeding through the traffic lights at Bond Street and take the third turning on the right into Crompton Road. Take the fourth turning on the left into Brough Street West and St Andrews Road can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Lounge
14'8 x 11'10
Recessed spotlighting. Laminate flooring. uPVC tri-fold doors opening onto the rear garden. Double panelled radiator. Open way to Room B.

Dining Kitchen
17'6 x
One and a half bowl single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrrasting work surfaces. Integrated single oven. Integrated four ring induction hob with extractor hood over. Space for fridge. Space for freezer. Wall-mounted Main combination condensing boiler. Recessed spotlighting. Spindle balustrade to the staircase. Double panelled radiator.

W.C.
Low suite W.C. Pedestal washbasin with mixer tap. Recessed spotlighting. Extractor fan. Chrome heated towel rail.

Cloaks Cupboard

Study
10'7 x 8'7
Internal window. uPVC double glazed window. Double panelled radiator.

First Floor

Landing
Spindle balustrade to the staircase. Two uPVC double glazed windows.

Bedroom One
14'2 x 9'10
Vaulted ceiling. uPVC double glazed windows. Double panelled radiator.

Bedroom Two
9'11 x 9'10
Vaulted ceiling. Velux window. Double panelled radiator

Bathroom
The white suite comprises a panelled bath with a thermostatic shower over, a vanity wash hand basin and a low suite W.C. Shaver point. Medicine cabinet. Velux Window. Radiator.

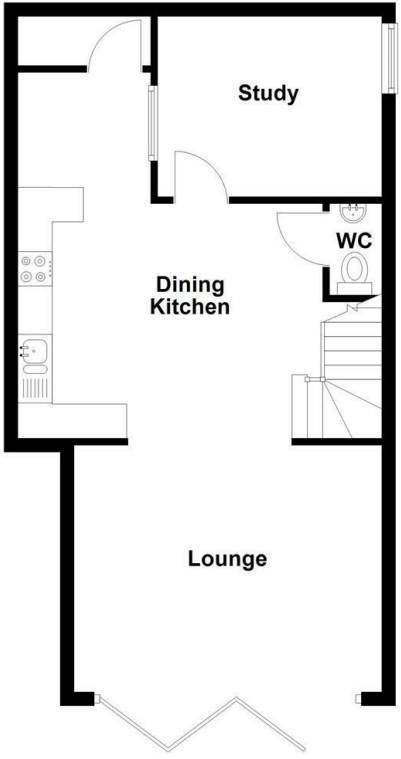
Council Tax
As the property is a new build, it has not yet had a council tax band assigned. Looking at the appropriate websites, it suggests that it will be banded B, as per all the other properties on St Andrews Road. As further information becomes available, we will update the records accordingly.

£299,950

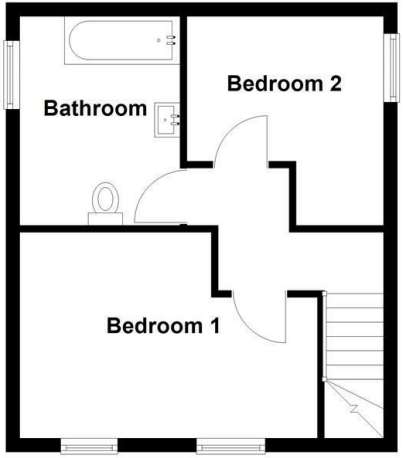
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Ground Floor



First Floor











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