HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

37 Grange Road, Macclesfield, SK11 8AU





37, Grange Road, Macclesfield, Cheshire SK11 8AU

Occupying a delightful position along the attractive, tree-lined Grange Road, just a stone's throw from the ever-popular South Park, this charming two-bedroom cottage offers a wonderful blend of character, comfort and convenience. Well presented throughout, the property provides an inviting home in a highly desirable location, within easy walking distance of Macclesfield town centre and a range of local amenities

The accommodation briefly comprises an entrance hall, comfortable lounge, separate dining room and kitchen to the ground floor. The first floor offers two double bedrooms and a bathroom. The ground floor provides a bright and airy living environment, while the property has also benefited from newly fitted carpets. A wealth of attractive character features further enhance its appeal, including decorative ceiling coving and a charming cast iron fireplace.

Externally, the property is set back from the road behind a neat front garden with attractive hedged borders. To the rear, there is a fully enclosed, stone flagged garden, complemented by neatly maintained flower beds and borders, creating an attractive and manageable outdoor space.

A delightful character cottage in a superb location, perfectly positioned for enjoying the green open spaces of South Park alongside the convenience of Macclesfield town centre.

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, turning fourth left into Poplar Road. Take the first turning on the right into Grange Road where 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

Entrance Hall
Composite front door with decorative glazing inset. Spindle balustrade to the staircase. Understairs storage cupboard with shelving and courtesy light. Newly fitted carpet to the staircase. Laminate flooring. Double panelled radiator.

Lounge
10'1 x 8'8
Ceiling coving. Ceiling rose. New fitted carpet. uPVC double glazed window. Double panelled radiator.

Dining Room
12'11 x 11'7
Living flame gas fire set within a feature fireplace with timber surround and mantel. Ceiling coving. Ceiling rose. Laminate flooring. Open way though to the kitchen.

Kitchen
12'5 x 12'4 l-shaped
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 and tiled splashbacks. Integrated double oven with four ring induction hob and extractor hood over. Plumbing for washing machine. Space for free-standing fridge. Pantry cupboard with courtesy light. Recessed spotlighting. Tiled flooring. uPVC double glazed window. uPVC door opening onto the rear garden. Double panelled radiator.

First Floor

Landing
Newly fitted carpet.

Bedroom One
11'10 x 10'2
Feature cast-iron fireplace with tiled hearth. Cupboard housing the Worcester Bosch combination condensing boiler. Laminate flooring. Two uPVC double glazed windows. Double panelled radiator.

Bedroom Two
12'11 x 7'11
Newly fitted carpet. Loft access. uPVC double glazed window. Double panelled radiator.

Bathroom
The white suite comprises a panelled bath with tiled splashbacks and mixer tap with hand-held shower attachment, a fully tiled cubicle with thermostatic shower over, a pedestal washbasin with tiled splashback and a low suite W.C. Tiled flooring. uPVC double glazed window. Period style column radiator with integral heated towel rail.

Outside

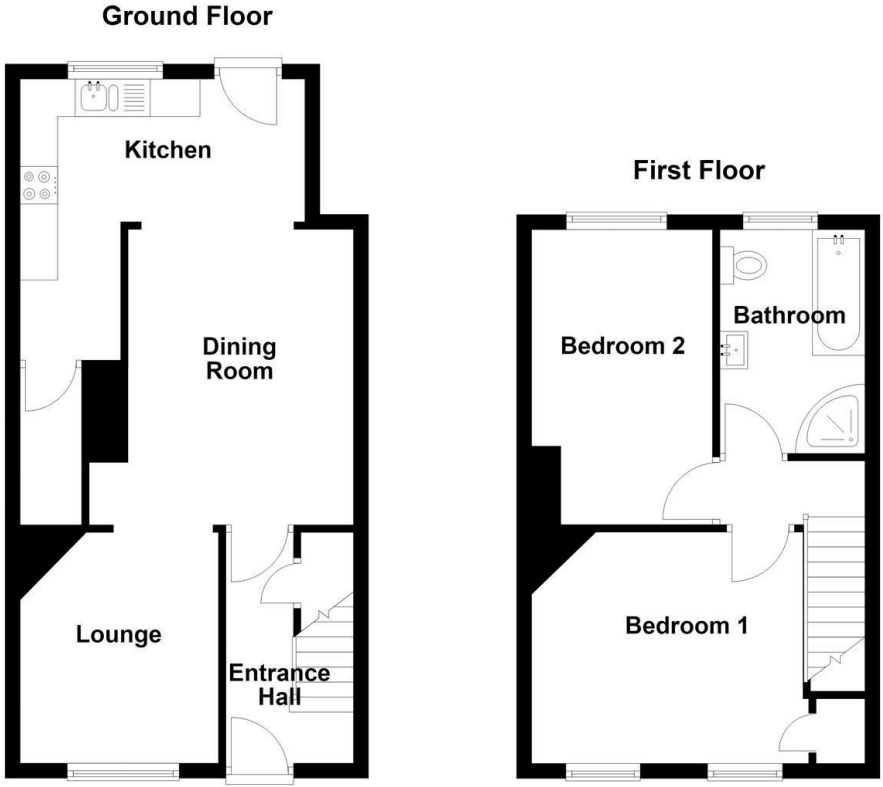
Gardens
To the front of the property is a stone-flagged garden with hedged borders whilst to the rear the fully enclosed garden is also predominently flagged enhanced by areas of attractive planting.

Tenure
Freehold.

£250,000

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