



Hurdsfield Road, Macclesfield, SK10 2PN.  
£190,000

Whittaker & Biggs Est. 1930

## 252 Hurdsfield Road, Macclesfield

This delightful stone cottage has a 'certain special something' that only an internal inspection will reveal. The property is beautifully presented and has in recent time benefited from a new kitchen. There is also some very handy extra space to the ground floor in the form of a laundry/store room with an adjoining lean-to (there is scope to further develop this area of the house, should the incoming purchaser wish to do so). The living room is a delightful space especially given its highly attractive fireplace, and the stunning kitchen has room for a small dining table. At first floor level one will find a great sized principal bedroom, which is accessed from a light and bright landing area with attractive wooden latch-doors. The second room would be ideal as a nursery or study etc. The bathroom has the benefit of a white suite and has been cleverly designed to provide enough space for both a bathtub and a separate shower enclosure. Outside, there is an enclosed paved area with attractive stone walling and a section of wrought iron spiral staircase, which leads up to a long upper lawn area. This particular section of Hurdsfield Road proves to be more popular as it offers ease of access onto the near-by canal, has the convenience of the local store/post office and has no restrictive parking measures, as found further down towards town. A truly delightful property with the benefit of a larger than average outside space - viewing highly recommended.



## ACCOMMODATION

**Living Room** 11' 9" x 11' 7" into recess (3.59m x 3.54m)  
Double glazed composite front door. Double glazed window. Radiator. Meter Cupboard. Ornate cast iron fire place with tiled sides and wooded fireplace surround. Laminate floor. Stripped wooden door to kitchen.

**Breakfast Kitchen** 11' 8" x 11' 1" into stairs (3.56m x 3.38m)  
Re-fitted range of kitchen units to base and eye level with under-lighting. Integrated hob and oven. Integrated fridge freezer. One and quarter bowl stainless steel sink unit with mixer tap. Rustic kitchen unit with shelving. Laminate floor. Open plan stairs. Radiator. Spot lighting. Stable door to lean to.

**Lean To** 6' 0" x 5' 8" (1.83m x 1.73m)  
A useful extra space with further potential. Tiled floor. Double glazed door and windows.

**Laundry/Store Room** 5' 4" x 4' 5" (1.63m x 1.34m)  
A further useful room. Double glazed window to rear. Plumbing for washing machine. I-Mini gas fired combination boiler. Recessed shelving.

**Landing**  
Attractive wooden latch doors into all rooms. Loft hatch (loft has pull-down ladder, light and is part boarded).

**Bedroom One** 11' 9" x 11' 9" into recess (3.59m x 3.58m)  
Cast iron fire place. Radiator. Double glazed window to front.

**Bedroom Two/Nursery/Office** 6' 11" x 5' 4" (2.11m x 1.63m)  
Double glazed window to rear. Radiator.

**Bathroom** 11' 2" maximum measurement x 4' 5" (3.41m x 1.35m)  
Panelled bath with mixer tap/shower attachment. Built-in cupboard. Pedestal wash basin. Push button w.c. Shower enclosure with mixer shower and folding door. Double glazed window to rear. Tiled floor.

## Outside

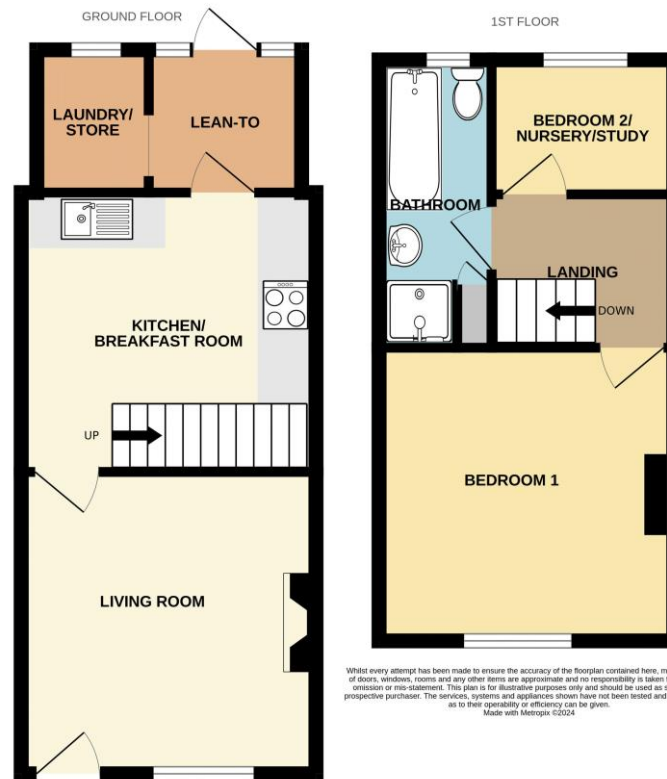
Paved area to the immediate rear with stone walling and gateways to adjoining properties. Wrought iron staircase to upper garden area. The upper area is mainly laid to lawn being fenced to one side and open with the neighbouring property on the other.

Note:  
Council Tax Band: B

EPC Rating: C

Tenure: Leasehold





## Directions

From this office turn left at the junction opposite the railway station. At the traffic lights at the bridge turn left onto the Silk road. At the large roundabout turn right. Go across the lights into Hurdsfield Road. Follow this road and after passing the Church on the right hand side the property can be found on the left identifiable by our For Sale board.

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