



ADVISORY
PARKING
ONLY

NO. 16



16 Hollands Place, Macclesfield, SK11 7DD

A hidden gem set back on a quiet backwater street off Black Road and conveniently located to the canal, local shops and fabulous countryside. This charming cottage comprises in brief; living room and dining kitchen. To the first floor are two double bedrooms and a bathroom room. Externally, to the front is an allocated parking space providing off road parking, whilst to the rear there is a pleasant communal courtyard featuring traditional style lantern lighting and mature trees. A private seating area shared with one other property.

£185,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions

Leaving Macclesfield along Buxton Road (A537) and continuing over the canal, turn right onto Black Road and then take the third turning on the left

onto Brookfield Lane. Take the next right onto Hollands Place and follow around where the property will be found on the right hand side.

Dining Area

11'10 x 10'5

Feature chimney breast with space for a log burning stove which will service both the dining and living area. Tiled floor. Double glazed window to the front aspect. Under stairs storage cupboard.

Kitchen

11'0 x 4'2

Fitted with a range of base units with work surfaces over and wall mounted cupboards. Tiled splash backs. Inset stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Space for a washing machine and fridge/freezer. Radiator. Double glazed window and door to the rear aspect.

Dual Aspect Living Room

12'0 x 12'0

Bright and airy living room with double glazed windows to the front and side aspect. Two radiators.

Stairs To First Floor Landing

Access to the loft space. Latch lock doors to the bedrooms and bathroom.

Bedroom One

12'0 x 9'0

Double bedroom with double glazed window to the front and side aspect. Built in over stairs storage cupboard.

Bedroom Two

11'0 x 9'0

Double bedroom fitted with a range of wardrobes. Double glazed window to the front aspect. Radiator.

Bathroom

Fitted with a white suite comprising; panelled corner bath with shower above, push button low level WC and pedestal wash hand basin

Outside

Communal Courtyard

To the rear there is a pleasant communal courtyard featuring traditional style lantern lighting and mature trees. A private seating area shared with one other property.

Off Road Parking

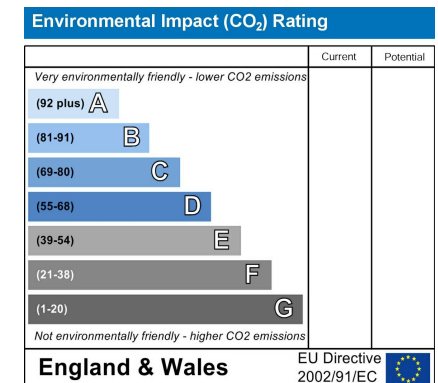
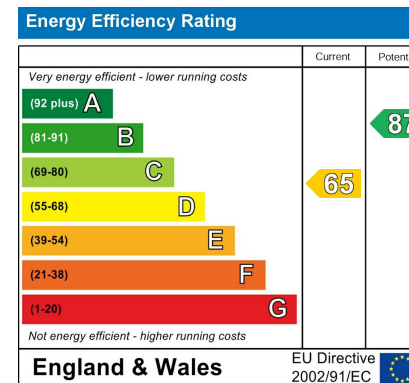
An allocated parking space to the front.

Tenure

The vendor has advised us that the property is Freehold.

We also believe the property to be council tax band B.

We would advise any prospective buyer to confirm these details with their legal representative.

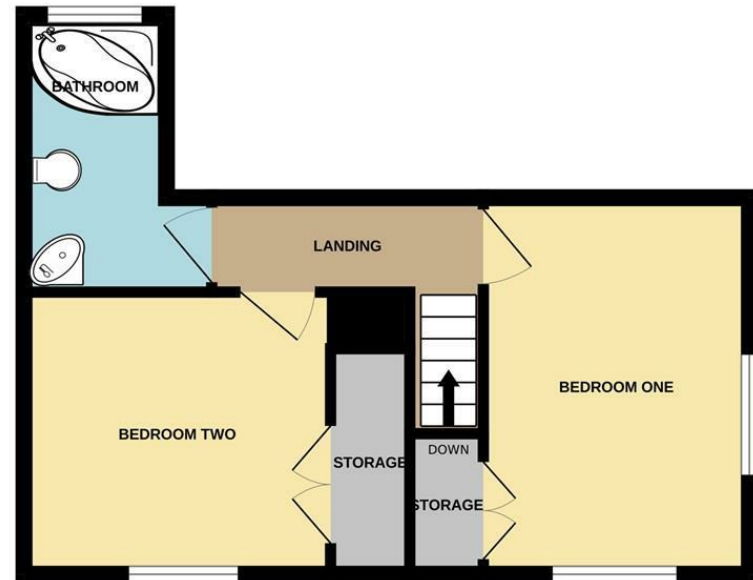




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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