

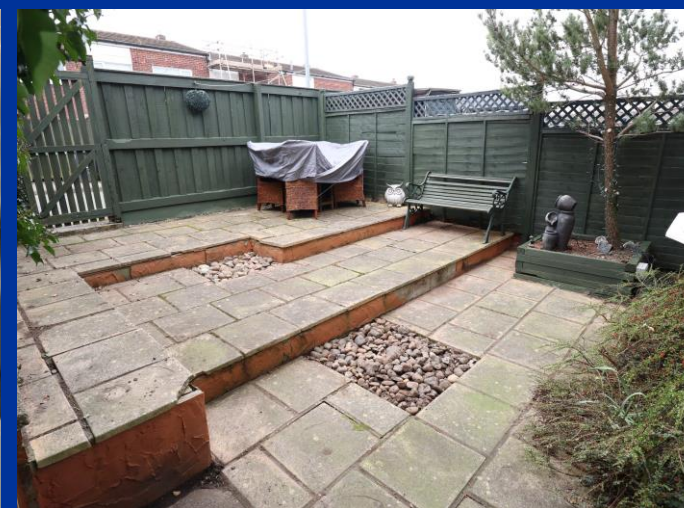


Bank Street, Macclesfield, SK11 7AR.  
£200,000

Est. 1930  
**Whittaker  
& Biggs**

## 11 Bank Street, Macclesfield

A spacious and well-presented end of mews home with a great sized living room/dining room and three well-proportioned bedrooms. The location is tucked away; being close to Knights Pool and yet still very handy for the train station and the town centre. In brief the accommodation comprises; entrance hall, open plan living room/dining room, fitted kitchen, landing three bedrooms and a re-fitted shower room/WC. Outside there are low maintenance gardens to both the front and rear and there is good parking provision in the immediate vicinity. The property also benefits from having no onward chain. It could make an ideal first home or, given the number of bedrooms and the very convenient location, a buy to let purchase. Viewing is highly recommended.



## ACCOMMODATION

### Entrance Hall

Area of tiled floor. Radiator. Double glazed door and windows.

### Living/Dining Room 17' 3" max x 14' 9" maximum measurements into L shaped room (5.27m max x 4.49m max)

Double glazed double doors. Double glazed bow window. Radiator. T.V point. Living flame gas fire with tiled hearth and ornate fireplace surround. Two wall light points.

### Kitchen 11' 0" x 7' 11" (3.36m x 2.42m)

Fitted kitchen units to base and eye level with tiled splash-backs. Electric oven/grill. Five ring gas hob. Stainless steel extractor hood. One and a quarter bowl stainless steel sink unit with mixer tap. Tiled splash backs. Double glazed window. Plumbing for washing machine. Cupboard housing combination gas central heating boiler.

### Landing

Loft hatch. Double glazed window to side.

### Bedroom One 12' 10" x 9' 10" (3.91m x 3.0m)

Double glazed window to front. Radiator. Built-in wardrobe.

### Bedroom Two 10' 1" x 8' 0" (3.07m x 2.44m)

Double glazed window to rear. Built-in wardrobe. Radiator.

### Bedroom Three 9' 11" x 6' 7" including stair-head (3.03m x 2.01m)

Double glazed window to front. Radiator.

### Shower Room 6' 9" x 4' 11" (2.07m x 1.50m)

Push button W.C. and vanity sink unit with storage under. Corner shower enclosure with multi jet body shower and overhead shower. Shower boarding to walls. Double glazed window to rear. Ladder radiator.

### Outside

Paved rear garden, which is gated to rear and fenced to sides. Courtesy lighting. Paved/graveled front garden area with outside water tap and gate.

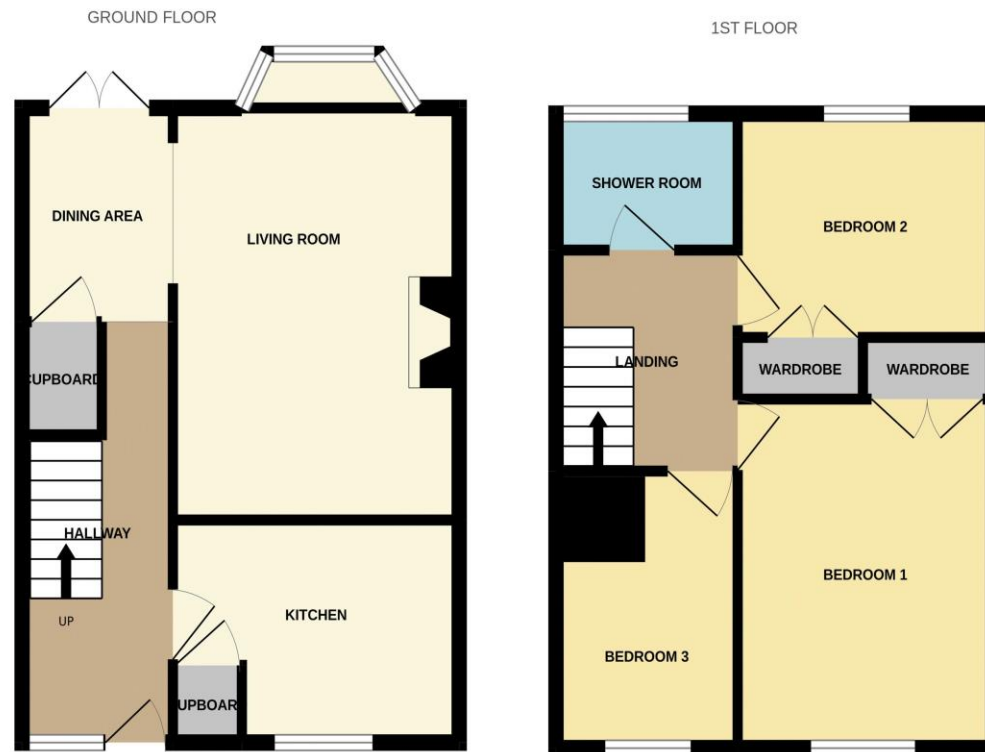
Note:

Council Tax Band: B

EPC Rating: D

Tenure: believed to be Freehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

Heading up Brook Street away from town and go over the Silk Road at the lights. Turn second right onto Turnock Street. Cross onto the continuation of Turnock Street. The property is located on the opposite side of the road as the road bends and becomes Bank Street.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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