

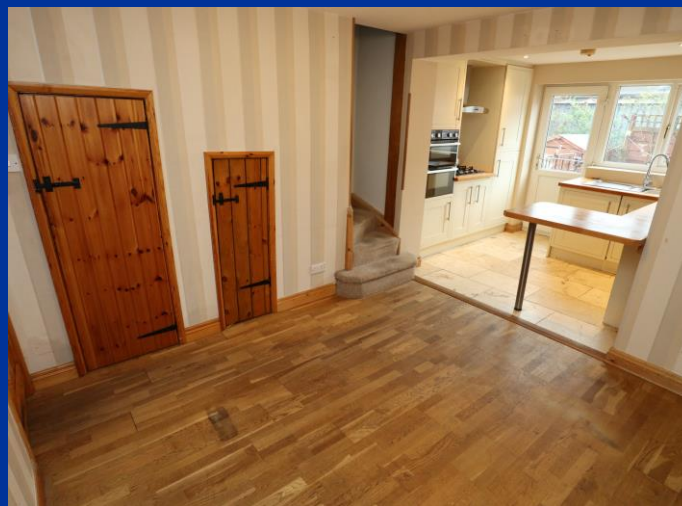


Rodney Street, Macclesfield, SK11 6TU.
£175,000

Whittaker & Biggs Est. 1930

34 Rodney Street, Macclesfield

Whittaker & Biggs are delighted to offer for sale this attractive terraced home, which is situated on a cobbled street within easy striking distance of town and the station. The property is well-proportioned having two reception rooms and two bedrooms. The kitchen is larger than many others at this price range and there is a stunning, large bathroom, which has plenty of space for both a bath and separate shower enclosure. The accommodation, which has double glazing and gas central heating, briefly comprises; living room, dining room, kitchen (with integral appliances), landing, a good sized double bedroom (with fitted wardrobes), a second decent bedroom and the large bathroom, which has a modern white suite including a spa bath. Outside to the rear is an attractive Indian paved garden area with a timber storage shed. We are delighted to offer this property for sale with no onward chain. Early viewing essential to avoid disappointment. Could make a great first time home or given its proximity to town a possible buy to let purchase.



ACCOMMODATION

Living Room 11' 11" x 11' 11" into recess (3.63m x 3.62m)
Double glazed window to front. Wood effect laminate flooring. Cast iron range with open fireplace, marble hearth and ornate wooden mantle surround. Radiator. Built-in shelved cupboard. Latch door. Double glazed front door.

Dining Room 10' 1" x 9' 4" (3.07m x 2.85m)
Radiator. Two under stairs storage cupboards with latch doors. Open trough to kitchen.

Kitchen 10' 2" x 6' 8" (3.09m x 2.04m)
Fitted kitchen units to base and eye level. Integrated gas hob, stainless steel extractor hood, splash back and electric double oven. Stainless steel sink unit with mixer tap. Integrated washing machine and fridge/freezer. Double glazed door and window to rear. Breakfast bar. Tiled floor.

Landing
Cupboard housing Glow Worm gas central heating boiler.

Bedroom One 11' 11" x 11' 11" into fitted wardrobes (3.64m x 3.64m)
Double glazed window to front. Radiator. Three Fitted wardrobes. Latch door.

Bedroom Two 10' 2" x 6' 10" (3.1m x 2.08m)
Double glazed window to rear. Radiator. Latch door.

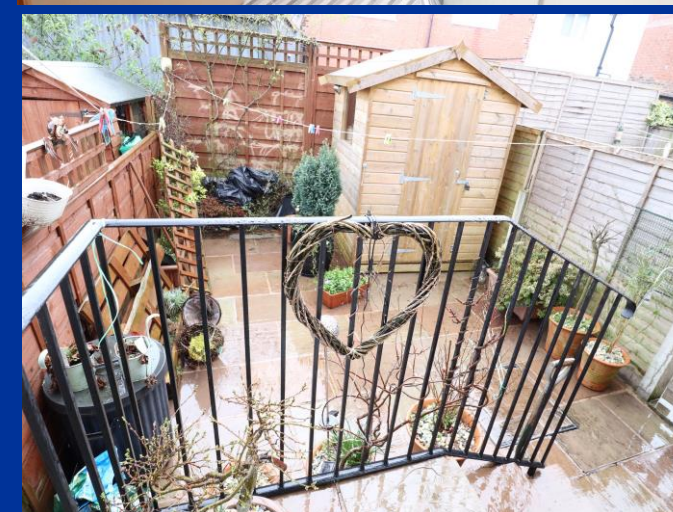
Bathroom 10' 2" x 6' 6" (3.1m x 1.99m)
Spa bath with mixer tap/shower attachment. Shower enclosure with mixer shower. Pedestal wash basin. Push button W.C. Velux window. Part tiled walls. Tiled flooring. Ladder radiator. Latch door.

Outside
Indian stone paved garden. Fencing. Gates to each side. Timber shed.

Note:
Council Tax Band: A

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

From our office turn right opposite the train station onto Sunderland Street. Proceed through the traffic lights and over the mini roundabout onto Park Lane. Take the first turning on the right into Nelson Street, then next right into Rodney 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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**Whittaker
& Biggs**