



Chapel Street, Macclesfield, SK11 6TA.
£155,000

Whittaker & Biggs Est. 1930

10 Chapel Street, Macclesfield

This Grade II listed Weavers cottage enjoys a particularly handy location being close to town and the train station. Within the property there are three levels, although there is currently no staircase connecting the first floor with the attic level. The property does require a full program of modernisation (including the provision of a central heating system) but offers great potential for the incoming purchaser to place their own mark on it and make those design decisions regarding the kitchen, bathroom, decor etc. In brief the property comprises; living room, separate dining room, kitchen, landing (with pull-down loft ladder), two bedrooms and a bathroom. Above the first floor there is a huge 22ft open space with windows to both the front and rear elevations and the head height is also great. Many of the surrounding Weavers cottages have utilised this top level to create further bedroom space - either splitting it into separate areas or as one impressive open-plan bedroom (building/planning/listed property regulations should be checked). Outside there is an enclosed paved area to the rear with walling and an access gate. For sale with no onward chain.



ACCOMMODATION

Living Room 12' 0" x 11' 10" into recess (3.67m x 3.60m)
Front door with decorative window over, sash window to the front.

Dining Room 12' 3" x 10' 0" into recess and under-stairs area (3.74m x 3.06m)
Sash window to rear.

Kitchen 11' 8" x 5' 11" reducing to 4' 7" (3.55m x 1.80m reducing to 1.4m)
Fitted kitchen units to base and eye level, stainless steel sink unit, gas cooker point, window and door to the side elevation.

Landing
Spindled balustrade, loft hatch with pull down ladder.

Bedroom One 11' 10" x 12' 2" into recess (3.60m x 3.7m)
Sash window to the front elevation.

Bedroom Two 10' 2" x 6' 1" reducing to 4' 7" (3.11m x 1.85m reducing to 1.39m)
Sash window to the rear elevation, airing cupboard.

Bathroom 6' 7" x 6' 2" (2m x 1.87m)
Pedestal WC, pedestal wash basin, panel bath, window to the side elevation.

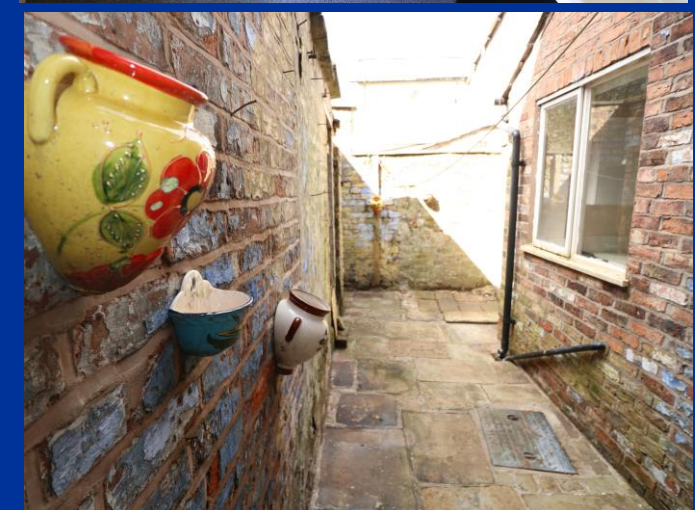
Loft Area 22' 7" x 12' 1" (6.88m x 3.68m)
Windows to the front and rear. Head height 2.68m (8' 10" maximum).

Outside
Stone flagged area, walled and gated.

Note:
Council Tax Band: B

EPC Rating:

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 this office turn right opposite the railway station and follow Sunderland Street to the traffic lights. Go over onto Park Street and turn left onto Lord Street. At the top turn left onto Chapel 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.

2 - 4 Church Street Macclesfield Cheshire SK11 6LB

T: 01625 430044

E: macclesfield@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

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