



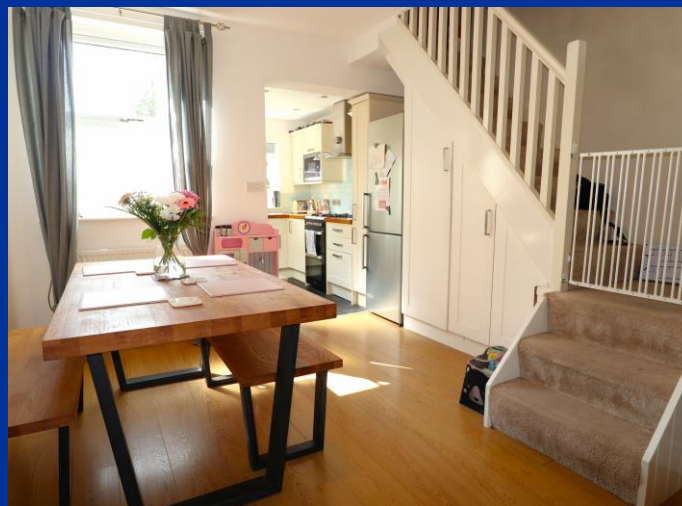
Chapel Street, Macclesfield, SK11 6TA.  
£180,000

Whittaker & Biggs Est. 1930



## 47 Chapel Street, Macclesfield

We are pleased to be able to offer for sale this charming, middle terrace home with two good reception rooms and two bedrooms. The property is located in a leafy conservation area, which is conveniently only 5-10 minutes walk or so from the town centre of Macclesfield, the train station and South Park. St Georges Play area is even closer! The stunning property is presented to a high standard throughout with the benefit of an attractive kitchen and bathroom, double glazing and gas central heating. The accommodation, to the ground floor, includes an impressive living room with sash window and characterful fireplace, a dining room with handy under-stairs storage and, a fitted kitchen with two double glazed windows and a double glazed door, which means it is flooded with lots of natural light. To the first floor there is a spacious landing, a generous principal bedroom with a pleasant aspect out to the front, a further single bedroom and a bathroom with a white suite. Outside, there is a small fenced, gated and paved garden area, which forms part of a wider communal garden area. Benefiting from the lowest council tax band of A, this a great all-round house - ideal for a first time buyers and investors alike. Viewing is highly recommended.



## ACCOMMODATION

### **Living Room** 11' 11" x 11' 9" into recess (3.64m x 3.58m)

Double glazed sash window with decorative privacy screening to the lower unit. Radiator. Brick fireplace with stone hearth and wooden mantle over. Meter cupboard. Laminate flooring.

### **Dining Room** 9' 8" x 9' 5" to side of stairs (2.94m x 2.87m)

Double glazed window to rear with decorative privacy screening to the lower unit. Laminate flooring. Three under stairs storage cupboards. Radiator.

### **Kitchen** 8' 10" x 5' 9" (2.68m x 1.75m)

Fitted kitchen units to base and eye level with solid wood worktops and tiled splash-backs. Plumbing for washing machine. Integrated microwave. Gas cooker point. Stainless sink unit with mixer tap. Two double glazed windows. Radiator. Tiled floor. Part double glazed door.

### **Landing** 9' 5" x 4' 11" (2.88m x 1.5m)

Loft hatch. Radiator. Stripped wood paneled doors. Spindle balustrade.

### **Bedroom One** 12' 0" x 11' 9" into recess (3.66m x 3.58m)

Double glazed sash window enjoying a pleasant leafy aspect. Radiator. T.V point for wall mounted T.V.

### **Bedroom Two** 9' 7" x 6' 6" (2.92m x 1.98m)

Double glazed window. Radiator.

### **Bathroom** 7' 10" x 5' 9" (2.4m x 1.75m)

White suite comprising paneled bath with twin head mixer shower and folding side screen, pedestal wash basin and push button WC. Ladder radiator. Double glazed window to side. Tiled floor. Part tiled walls. Cupboard housing gas central heating boiler and shelving.

### **Outside**

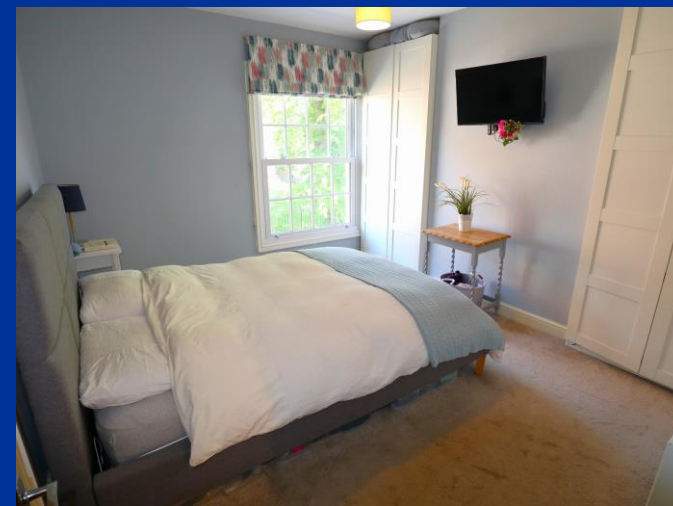
To the immediate rear of the property is a small fenced and gated area with an outside water tap, which forms part of the wider communal garden area surrounding it.

Note:

Council Tax Band: A

EPC Rating: D

Tenure: 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 at the junction opposite the railway station into Sunderland Street. Go across the first set of lights and at the main lights at Park Green go across again and turn left onto Lord Street. Turn right at the top onto Chapel Street and across St Georges Street onto the continuation of Chapel Street. The property is then just on the left.

**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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