



Somerton Road, Macclesfield, SK11 8RU.
£217,950

Whittaker & Biggs Est. 1930

58 Somerton Road, Macclesfield

A three bedroom middle mews home with a great sized living room and large open-plan kitchen. The property also benefits from a fantastic garden with a large patio, lawn and good external storage. To the front there is also a garden area, which has potential to be used to provide off road parking (subject to highways permission). In brief the accommodation, which has double glazing and gas central heating, comprises; entrance porch, living room, kitchen, rear porch/storeroom (with potential, along with the adjoining outhouse, to convert into a utility/WC - subject to building regulations). To the first floor a landing gives access into the three bedrooms and into the bathroom/WC. We offer this property with no onward chain - viewing highly recommended.



ACCOMMODATION

Entrance Porch

Double glazed door and window. Space for hanging coats.

Living Room 15' 8" x 10' 4" (4.77m x 3.14m)

Double glazed window to front and rear elevation. Double glazed patio doors. Decorative brick fireplace with stone hearth and wood mantle over. Radiator.

Kitchen 15' 8" x 11' 11" (4.77m x 3.62m)

Double glazed windows to front and rear. Fitted kitchen units to base and eye level with soft close doors and tiled splash backs.. Integrated electric hob and oven. One and a quarter bowl sink unit. Laminate flooring.

Rear Porch/Store 7' 9" x 5' 4" (2.35m x 1.62m)

Potential to convert to utility/WC. Kitchen work top. Laminate flooring. Vaillant gas central heating boiler. Access to rear garden.

Landing

Double glazed window to front. Loft access.

Bedroom One 11' 9" x 8' 10" (3.57m x 2.7m)

Double glazed window to rear. Radiator.

Bedroom Two 10' 9" x 7' 9" (3.27m x 2.37m)

Double glazed window to rear. Radiator.

Bedroom Three 8' 7" x 6' 7" (2.62m x 2.0m)

Double glazed window to front. Radiator.

Bathroom

Panelled bath with mixer tap/attachment over, shower boarding and shower screen. push button WC. Inset sink. Radiator. Double glazed window to front. Laminate flooring.

Outside

The front garden has slate areas, hedging and a paved pathway leading to the front door. To the rear, the garden has an Indian stone patio and pathway, lawn and an outside. There is a brick-built store with Upvc door and a lean-to wooden store. There is a gate to rear and hedging.

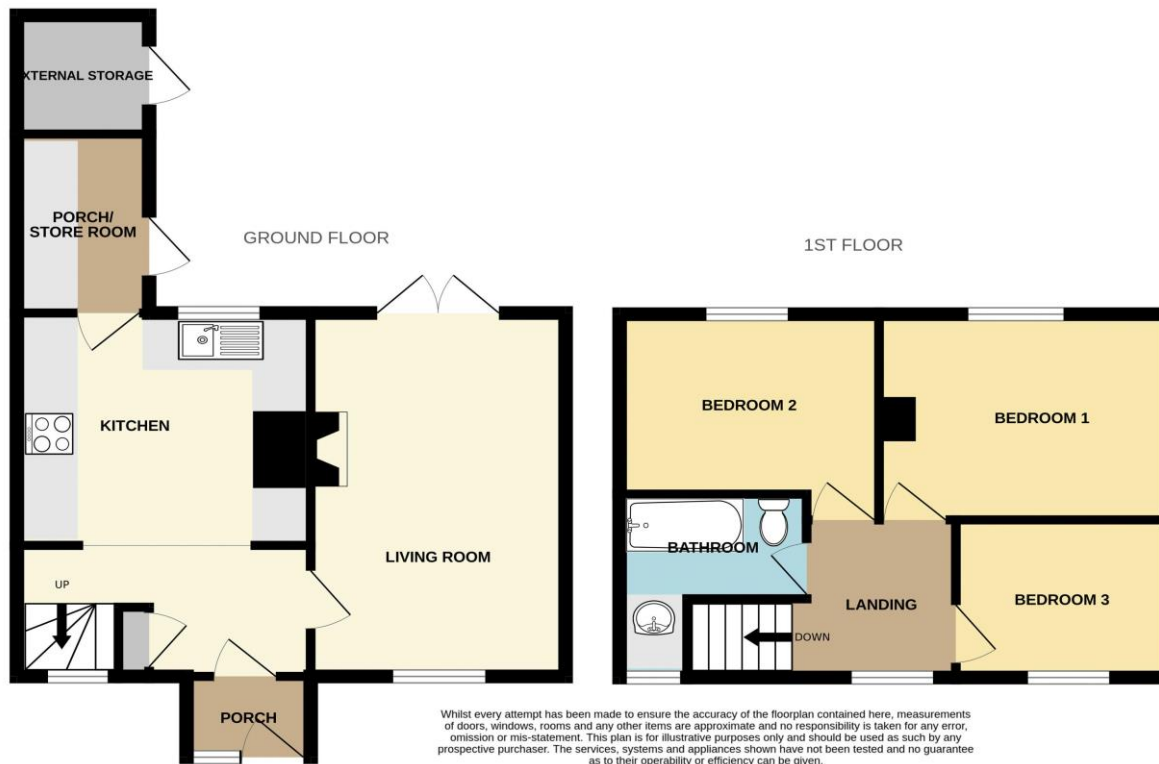
Note:

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

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. Proceed through the traffic lights by the Flower Pot Public House onto Ivy Lane. As the road forks, take the left hand fork onto Kendal Road. Then take the second turning on the right into Somerton Road.

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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& Biggs**