



Pierce Street, Macclesfield, SK11 6EX.
£175,000

Whittaker & Biggs Est. 1930

85 Pierce Street, Macclesfield

This attractive, brick-fronted, middle terrace home certainly offers a very convenient place to live, being just a few minutes walk from the town centre along this popular cobbled street. The accommodation is light and bright and benefits from double glazing and gas central heating. There are two separate reception rooms, both having stylish wooden flooring. The living room has an attractive fireplace and, within the dining room, there is some handy storage. The kitchen is fitted with a range of units and has built-in cooking appliances. At first floor level, a landing area gives access in the two bedrooms and into the shower room/WC. Outside, to the rear, there is a spacious communal garden area with stone flags. We offer this property for sale with no onward chain. Given its convenient location and its low Council Tax banding of A this property is bound to be of interest to first time buyers and it could also be a consideration for a buy to let investor. A prompt viewing is highly recommended.



ACCOMMODATION

Living Room 12' 5" x 11' 10" into recess (3.78m x 3.61m)
Double glazed window, composite front door, attractive fireplace with ornate marble piece over, tiled inset and marble hearth, wood flooring, radiator.

Dining Room 12' 1" x 8' 11" plus stairs (3.69m x 2.73m)
Double glazed window to the rear elevation. radiator, under stairs storage cupboard. Wood flooring.

Kitchen 7' 2" x 6' 9" (2.18m x 2.05m)
Fitted kitchen units to base and eye level, tiled splash backs, integral electric hob and oven, stainless steel sink unit with mixer tap, plumbing for washing machine, Vaillant gas central heating boiler, double glazed window, double glazed door to side.

Landing

Spindled balustrade, loft hatch, boarding for storage and light.

Bedroom One 12' 6" x 12' 0" reducing to 8' 10" (3.80m x 3.66m reducing to 2.68m)
Double glazed window, radiator.

Bedroom Two 15' 5" x 6' 7" reducing to 4' 4" (4.71m x 2.00m reducing to 1.31m)
Double glazed window, radiator.

Shower Room

Corner shower enclosure with mixer shower and shower boarding, pedestal wash basin, push button W.C. ladder radiator, double glazed window.

Outside

To the rear of the property is an enclosed, stone flagged communal yard area.

Note:
Council Tax Band: A

EPC Rating: TBC

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 away from town along King Edward Street. Proceed through two sets of lights onto Chester Road and take the second left into Great Queen. Pierce Street is the first left.

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