

NO ONWARD CHAIN
A TWO BEDROOM COTTAGE ON A QUIET CUL-DE-SAC
IN A CONVENIENT LOCATION
ON THE OUTSKIRTS OF MACCLESFIELD TOWN CENTRE



14 HOPE STREET, MACCLESFIELD, CHESHIRE SK10 1JU

£155,000

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Offered chain free, this two-bedroom cottage occupies a quiet and convenient location on the outskirts of Macclesfield town centre. The property benefits from having plenty of character such as exposed beams and feature fireplace and provides a fantastic opportunity to create a beautiful home.

Internally the property has a good sized living room which leads to the kitchen, resulting in a fantastic open plan living space. A door from the kitchen leads to the private stone flagged yard which provides a pleasant place to sit outdoors.

To the first floor are two bedrooms and a recently fitted modern bathroom.

Hope Street is positioned at the bottom of Buxton Road, which is a popular location, being within walking distance to the town centre and also Macclesfield train station. There have been a number of new businesses opening on Buxton Road recently, with the addition of independent café's and bakeries within a small row of shops just minutes from the property.

There is gas fired central heating, uPVC double glazing and in more detail the accommodation comprises:-

GROUND FLOOR:

LOUNGE	11'6" x 11'4" (3.55m x 3.50m) Feature fireplace. Exposed beams. Meter cupboard. 2 x central heating radiators.
KITCHEN	11'4" x 10'9" (3.50m x 3.32m) With modern units to floor and wall incorporating stainless steel sink with single drainer, electric hob and oven. Plumbing for washing machine. Door to rear garden.

Stairs from the kitchen lead to:-

FIRST FLOOR:

LANDING

BEDROOM NO.1	11'6" x 10'7" (3.55m x 3.28m) Central heating radiator.
BEDROOM NO.2	8'5" x 7'4" (2.61m x 2.26m) Storage cupboard over stairs. Central heating radiator.
BATHROOM/WC	With modern white suite comprising: panelled bath with thermostatic shower, washbasin in vanity unit and low level WC. Central heating chrome towel rail.

OUTSIDE: Pleasant private paved yard to the rear.

SERVICES: All main services are connected.

COUNCIL TAX BAND: Band 'A'

TENURE: Freehold

PRICE: **£155,000 * CHAIN FREE***

VIEWING: By appointment with the AGENTS Michael Hart & Company.

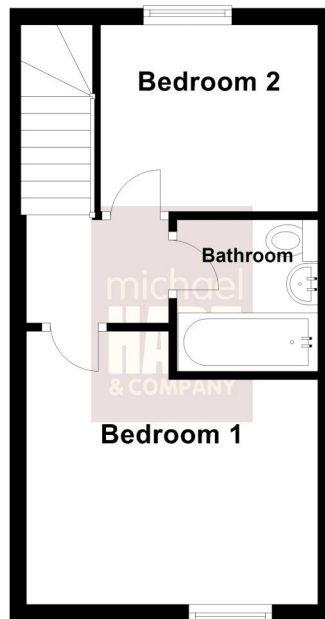
DIRECTIONS: From Macclesfield town centre, head out of town following signs towards Buxton (A537). Hope Street is the third turning on the right hand side. The property can be found on the left hand side of the street.

ENERGY RATING: 'D'

FLOOR PLANS:



Ground Floor



First Floor

SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Level 2 (Homebuyers) Survey and Valuation, or a Level 3 (Building) Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

