

A SPACIOUS, 4 BEDROOM, END OF TERRACE PROPERTY, CONVENIENTLY  
LOCATED IN MACCLESFIELD TOWN CENTRE



100 HIGH STREET, MACCLESFIELD, CHESHIRE SK11 7QQ

**£1,195 PCM**

## 100 HIGH STREET, MACCLESFIELD, CHESHIRE SK11 7QQ

This property features easily managed accommodation, situated on a quiet side road within easy walking distance of Macclesfield town centre, where a range of shops, restaurants and other amenities, including a mainline railway station, can be found. The M6, M60 and M56 motorways, and Manchester Airport are all within an 11 mile radius.

The property offers an entrance hall, 2 reception rooms, a fitted kitchen and 4 bedrooms, 3 of which are double.

The accommodation has gas fired central heating, uPVC double glazing and comprises in more detail:

### GROUND FLOOR:

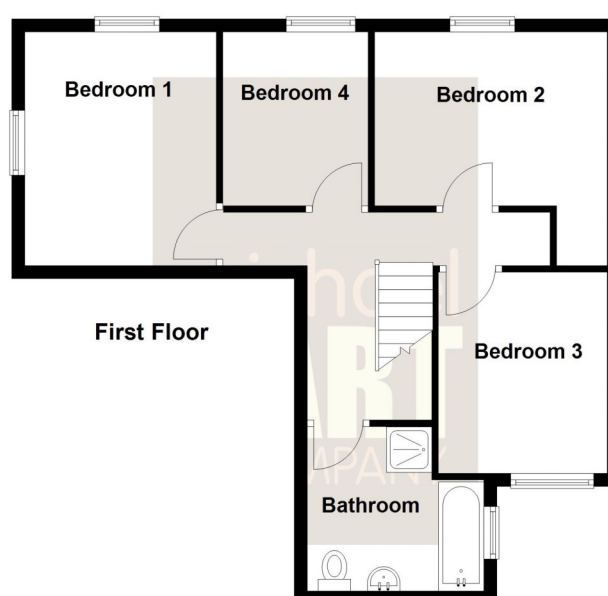
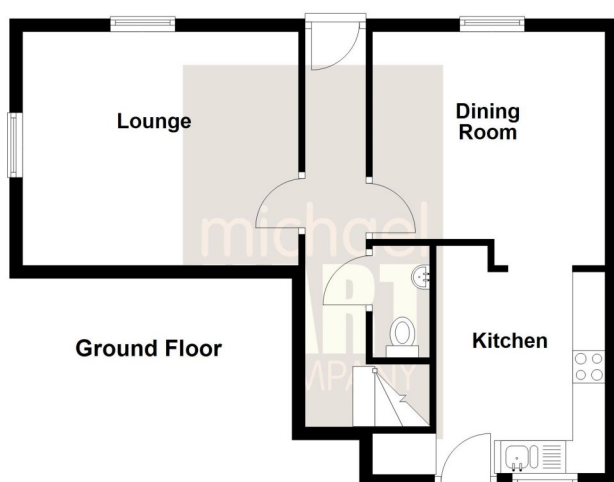
<u>ENTRANCE HALL</u>	Central heating radiator.
<u>CLOAKROOM/WC</u>	Pedestal washbasin. Low level WC.
<u>LOUNGE</u>	4.26m x 3.60m Dual aspect windows. Feature fireplace. Television point. Central heating radiator.
<u>DINING ROOM</u>	3.59m x 3.21m Central heating radiator.
<u>KITCHEN</u>	3.10m x 2.68m Fully fitted with units to floor & wall incorporating stainless steel sink, electric hob with extractor hood, electric oven, freestanding fridge freezer.

Stairs from the entrance hall lead to:-

### FIRST FLOOR:

<u>LANDING</u>	Airing cupboard. Central heating radiator.
<u>BEDROOM NO.1</u>	3.60m x 2.94m Central heating radiator.
<u>BEDROOM NO.2</u>	3.60m x 2.63m Built in wardrobe. Central heating radiator.
<u>BEDROOM NO.3</u>	3.04m x 2.72m Built in wardrobe. Central heating radiator.
<u>BEDROOM NO.4</u>	2.68m x 2.30m Central heating radiator.
<u>BATHROOM/WC</u>	With white suite comprising panelled bath, shower cubicle with electric shower, pedestal washbasin and low level WC. Central heating radiator.
<u>OUTSIDE</u>	Communal yard to rear.

<b><u>SERVICES:</u></b>	All mains services are connected.
<b><u>COUNCIL TAX:</u></b>	Band 'B'
<b><u>AVAILABILITY:</u></b>	Subject to the usual references, the property is available for a minimum term of 12 months
<b><u>RENT:</u></b>	£1,195 per calendar month
<b><u>TENANCY INFORMATION:</u></b>	In accordance with the Tenants Fee Act 2019 information relating to Permitted Payments and Tenant Protection can be found on our website <a href="http://www.michael-hart.co.uk">www.michael-hart.co.uk</a> .
<b><u>VIEWING:</u></b>	By appointment with the AGENTS Michael Hart & Company.
<b><u>DIRECTIONS:</u></b>	From Macclesfield town centre, travel along the A523 (London Road) towards Lyme Green. Turn right onto Mill Road and follow the road around to the left, where the road becomes High Street. The property can be found on the left hand side.
<b><u>ENERGY RATING:</u></b>	EPC-D
<b><u>FLOOR PLANS:</u></b>	



### **SURVEYS AND VALUATIONS**

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full 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.



