

SET IN A LARGE PLOT WITH VIEWS OF MACCLESFIELD CANAL
AND CLOSE TO LOCAL AMENITIES,
THIS MEWS HOME IS SAT BACK FROM THE ROAD AT THE END OF A SMALL
ROW OF SIMILAR PROPERTIES



34 DELAMERE DRIVE, MACCLESFIELD,
CHESHIRE, SK10 2PW
£260,000

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Viewings are highly recommended on this 3 storey mews property, set in a large corner plot with views towards Macclesfield Canal. The property is located on the outskirts of Macclesfield, convenient for local amenities.

On the ground floor is a useful entrance porch, access to the integrated garage and the 3rd Bedroom which is a useful and flexible space, currently being used as a playroom but just as easily could be a home office.

To the first floor is the spacious dual aspect lounge with elevated views over the garden and towards Macclesfield Canal. The well equipped kitchen with integrated appliances, breakfast bar and plenty of storage has a stable door leading out onto the decking in the rear garden.

To the second floor are two double bedrooms and a modern family bathroom.

The property is at the end of a small row of similar properties and being the end property, closest to the canal, offers an impressive plot with a large south facing garden which has a decking area and lawn offering a perfect place to sit and enjoy any nice weather and for children to play.

Delamere Drive is a quiet side road on the outskirts of Macclesfield. The property is sat just off Delamere Drive on a small unadopted road. This location is convenient for Macclesfield Town Centre where there is a selection of shops, restaurants and bars, as well as being a short drive to surrounding countryside.

The accommodation is warmed by gas fired central heating and in more detail comprises:

GROUND FLOOR

ENTRANCE PORCH	Tiled Floor
BEDROOM NO.3 / OFFICE	11'4" x 9'0" (3.50m x 2.76m). Useful and flexible room which is currently being used as a playroom, could easily be a home office or even 3rd bedroom. Central heating radiator.
INTEGRAL GARAGE	16'0" x 10'2" (4.88m x 3.11m) With power and lighting. Up and over garage door.

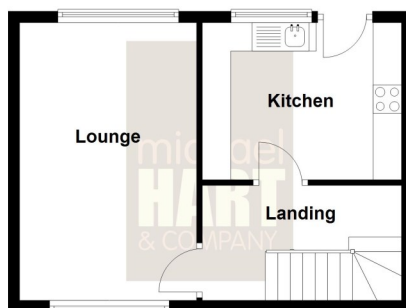
FIRST FLOOR

LIVING ROOM	15'2" x 10'0" (4.64m x 3.06m). Dual aspect. Living flame gas fire with hearth. Central heating radiator.
KITCHEN	10'7" x 9'0" (3.28 x 2.76m). Modern kitchen fitted with units to floor and wall. Wooden worktops. Gas oven with extractor hood. Integrated fridge with freezer drawer. Plumbing for washing machine. Breakfast bar. Stable style door leading to rear garden patio. Part tiled. Central heating radiator.

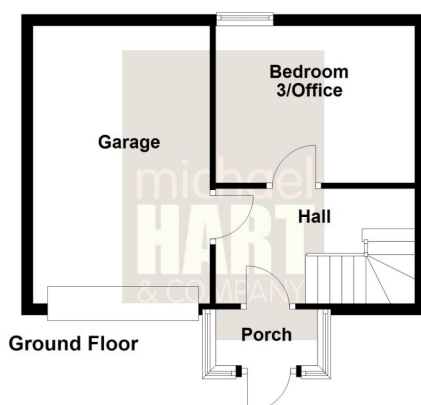
SECOND FLOOR

BEDROOM NO.1	12'0" x 10'2" (3.66m x 3.12m). Central heating radiator.
BEDROOM NO.2	11'3" x 8'7" (3.46m x 2.68m). Central heating radiator.
FAMILY BATHROOM	Modern white suite with P shaped bath and overhead electric shower, WC and washbasin in vanity unit. Part tiled. Central heating radiator.

<u>OUTSIDE:</u>	Garden to side and rear. Close to Macclesfield Canal. Driveway and Parking for multiple vehicles.
<u>SERVICES:</u>	All mains services are connected.
<u>COUNCIL TAX BANDING:</u>	'D'
<u>TENURE</u>	Leasehold—98 years remaining.
<u>PRICE:</u>	£260,000
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	From Macclesfield town centre, head out of town towards Rainow on Hurdsfield Road (B5470). Continue past Hurdsfield Church and Delamere Drive is the first left turning after Hurdsfield Post office on the left hand side, just before the canal bridge.
<u>ENERGY RATING:</u>	EPC rating 'TBC'
<u>FLOOR PLAN:</u>	



First Floor



Ground Floor



Second 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.

