

OFFERED WITH NO ONWARD CHAIN,
A WELL PRESENTED ONE BEDROOM MID-TERRACE COTTAGE
WITHIN WALKING DISTANCE OF MACCLESFIELD TOWN CENTRE



18 COARE STREET, MACCLESFIELD CHESHIRE, SK10 1DN

£150,000

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Offered with no onward chain, this well presented mid-terrace home is in a fantastic location, within a short walk of Macclesfield town centre and local amenities.

The ground floor is open plan, with the modern fitted kitchen having integrated appliances and plumbing for washing machine.

To the first floor is a spacious double bedroom with fitted wardrobes and a modern, fully tiled bathroom.

The property also benefits from a shared yard to the rear.

This property is in the perfect location for access to the town centre and a main railway line which can take you direct to London or Manchester. Also there is multiply supermarkets like Tesco and Sainsburys with in a short walking distance.

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

GROUND FLOOR

OPEN PLAN LIVING / KITCHEN 16'0" x 12'4" (4.90m x 3.78m) Open plan living space with lounge and kitchen areas. The lounge has laminate flooring and a central heating radiator.

The kitchen is modern with units to floor and wall. Gas hob, electric oven and extractor hood. Integrated fridge freezer. Plumbing for washing machine. The space between the kitchen and the lounge is split by a useful breakfast bar. Central heating radiator.

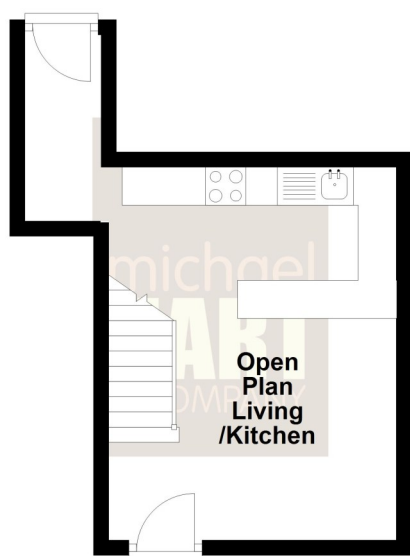
A staircase from the entrance hall leads to:

FIRST FLOOR

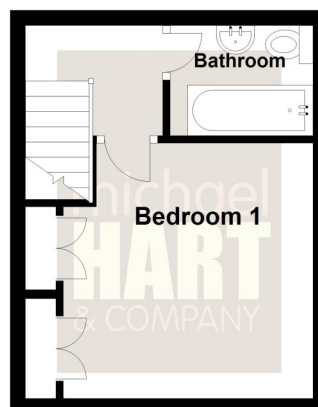
BEDROOM NO.1 12'4" x 10'2" (3.78m x 3.12m). With built in wardrobes. Central heating radiator.

BATHROOM Fitted with modern three piece suite. Bathtub with overhead shower, pedestal washbasin and WC. Floor to ceiling storage cupboard.

<u>OUTSIDE:</u>	Shared courtyard to the rear.
<u>SERVICES:</u>	All mains services are connected.
<u>TENURE:</u>	Freehold.
<u>COUNCIL TAX:</u>	Band 'A
<u>PRICE:</u>	£150,000
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	From Macclesfield rail station travel north towards Stockport on the A523 Silk Road. Turn left at the first roundabout onto Hibel Road. Turn right at the first set of traffic lights onto Beech lane, and then first left into Coare Street where the property will be found on the left hand side.
<u>ENERGY RATING:</u>	EPC rating 'TBC'
<u>FLOOR PLAN:</u>	



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.

