

A WELL PRESENTED SINGLE BEDROOMED MEWS HOME WITH AMPLE
PRIVATE PARKING AND A GARDEN, SITUATED IN A QUIET CUL-DE-SAC
CONVENIENT FOR LOCAL AMENITIES AND THE TOWN CENTRE



10 PRIORY DRIVE, MACCLESFIELD, CHESHIRE, SK10 3HU

£155,000

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A little bit different than the usual, this lovely mews home offers accommodation in the form of house style in a single bedroomed format with spiral staircase connecting the two floors. Easily managed and economic to run, the property offers the convenience usually associated with living in a flat, but it has the advantages of having its own garden, parking, no ground rent or service charges and the tenure being Freehold.

The main living area at ground floor level is a bright L-shaped room with windows to two walls. There is the fitted kitchen open to this with an archway. A feature spiral staircase takes you up to first floor level where there is a spacious bedroom with built in wardrobe, and a modern bathroom.

The property has the benefit ample private parking with a space for one vehicle to the front and a further driveway to the rear capable of taking at least three vehicles. There is also a good sized private garden area to the front and side.

Priory Drive is situated in a quiet and convenient location, close to Macclesfield Hospital and the Leisure Centre. There are local shops nearby and it is within easy reach of Macclesfield town centre where there is a further range of shops and there is a mainline rail station. The Manchester motorway network and Manchester Airport are also easily accessible.

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

GROUND FLOOR

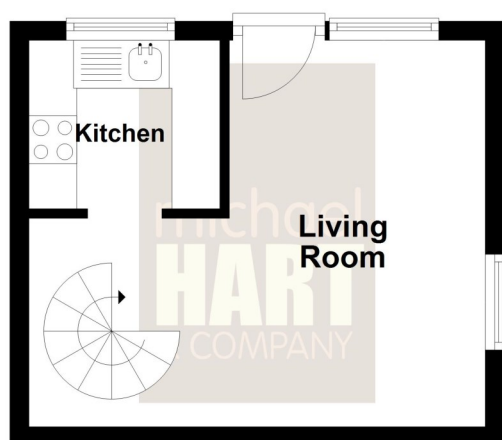
LIVING ROOM	15'9" (4.81m) max x 13'2" (4.01m) Central heating radiator. Archway to:
KITCHEN	6'7" (2.00m) x 5'9" (1.75m) Fitted with white gloss wall and base units with work surfaces incorporating a stainless steel sink. Space for cooker, fridge freezer and washing machine.

A spiral staircase leads from the living room to:

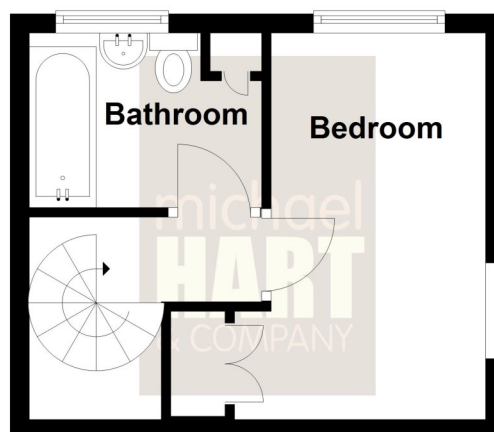
FIRST FLOOR

BEDROOM	13'3" (4.05m) x 7'4" (2.24m) plus built in wardrobes. Central heating radiator.
BATHROOM	with white suite comprising panelled bath with electric shower, pedestal washbasin and WC. Heated towel rail. Airing cupboard with central heating boiler.

<u>OUTSIDE:</u>	Good sized private garden to front and side. Parking area for one vehicle to the front, and a further driveway at the rear providing car parking for three vehicles.
<u>SERVICES:</u>	Mains services of gas, electricity, water and drainage are connected.
<u>COUNCIL TAX BANDING:</u>	'B'
<u>PRICE:</u>	£155,000
<u>TENURE:</u>	Freehold
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company
<u>ENERGY RATING:</u>	EPC rating C
<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.

