

NO ONWARD CHAIN
A TWO BEDROOM TERRACED HOME WITH PRIVATE YARD TO THE REAR
IN A FANTASTIC LOCATION CLOSE TO MACCLESFIELD TOWN CENTRE
AND RAILWAY STATION



9 GEORGE STREET, MACCLESFIELD,
CHESHIRE, SK11 6HS
£160,000

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Offered chain free, this two bedroom cottage occupies a quiet and convenient location in the centre of Macclesfield. 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 lounge and a dining kitchen, with breakfast bar and plenty of space for a dining table. A door from the kitchen leads to the private yard to the rear which provides a place to sit outdoors.

To the first floor are two bedrooms, with the master being a generous size and a bathroom with electric shower.

George Street is a short distance from Macclesfield town centre which has a large selection of shops, Café's, bars and restaurants. Macclesfield train station is a short walk away which has direct lines to Manchester and London.

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

GROUND FLOOR

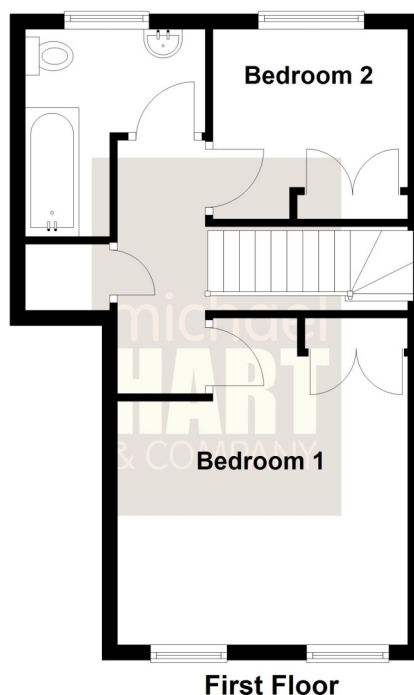
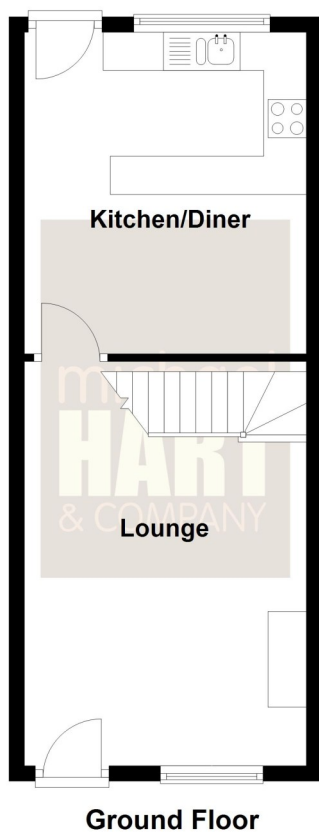
LOUNGE	17'8" x 11'11" (5.39m x 3.64m) Exposed brick feature fireplace with tiled stone hearth. Attractive staircase with frosted glass side panels. Electric heater.
DINING KITCHEN	14'2" x 11'11" (4.32m x 3.64m) Units to floor and wall including breakfast bar. Electric oven and hob with extractor hood. Stainless steel sink with mixer tap. Laminate flooring. Electric heater. Door to rear yard.

A staircase from the lounge leads to:

FIRST FLOOR

LANDNG	Large airing cupboard. Loft access.
BEDROOM NO.1	14'1" x 11'10" (4.30m x 3.61m) Built in wardrobe and cupboard. Electric heater.
BEDROOM NO.2	8'8" x 7'2" (2.64m x 2.18m) Built in wardrobe and cupboard. Electric heater.
BATHROOM	Modern suite comprising panelled bath with electric shower, pedestal washbasin and WC. Electric heated towel rail.

<u>OUTSIDE:</u>	Enclosed private yard to the rear with gate for access to the side of the property.
<u>TENURE:</u>	Freehold.
<u>COUNCIL TAX:</u>	Band 'A'
<u>PRICE:</u>	£160,000
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	From Macclesfield train station, continue 0.2 miles down Sunderland Street and turn left into Pickford STREET. Take the first left onto George Street and the property can be found on the left hand side.
<u>ENERGY RATING:</u>	EPC rating 'E'
<u>FLOOR PLAN:</u>	



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.

