

TO BE LET PART FURNISHED

AN IMMACULATELY PRESENTED TWO BEDROOM MEWS STYLE PROPERTY, SITED WITHIN A PRESTIGIOUS DEVELOPMENT, CONVENIENTLY LOCATED FOR ACCESS TO MACCLESFIELD HOSPITAL AND ALDERLEY PARK



47 ELDON ROAD, MACCLESFIELD, CHESHIRE, SK10 3SA

£1,250 pcm

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This attractive mews style house has been well maintained and updated since its construction in 1993. The property is immaculately presented, and has accommodation proportioned for ease of management and minimal running costs, yet is ample for a practical home base.

Sited on the prestigious 'Villas' development, its location to the west of Macclesfield centre is a convenient one for access to the hospital, leisure centre, Alderley Park and also the Cheshire Countryside that surrounds the town. Macclesfield town centre offers a range of shopping and entertainment facilities and the main line railway station with direct connections to Manchester and London. The M56, M60 Motorways and Manchester International Airport are all within a radius of 10 miles.

Off road parking is available at the front and there is a private garden to the rear.

There is full gas fired central heating throughout and work is under way for all windows to be replaced with uPVC double glazing, prior to a new tenancy commencing. The accommodation which comprises in more detail:-

GROUND FLOOR:

ENTRANCE PORCH

LOUNGE 14'8" x 11'11" (4.52m x 3.63m) Deep bow window. Television point. Central heating radiator. Under stairs storage cupboard.

DINING ROOM 10'10" x 5'10" (3.30m x 1.78m) Double glazed sliding patio door. Central heating radiator.

KITCHEN 10'10" x 5'9" (3.30m x 1.75m) Fully Fitted with units to floor and wall incorporating stainless steel sink and drainer. Integrated fridge/freezer, oven, hob and extractor hood. Wall mounted gas fired central heating boiler. Washing machine plumbing.

Stairs from the Lounge lead to:

FIRST FLOOR:

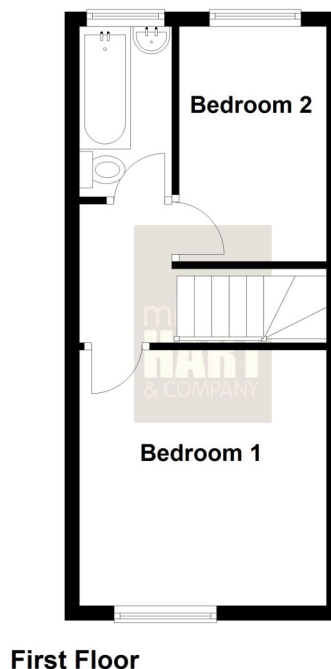
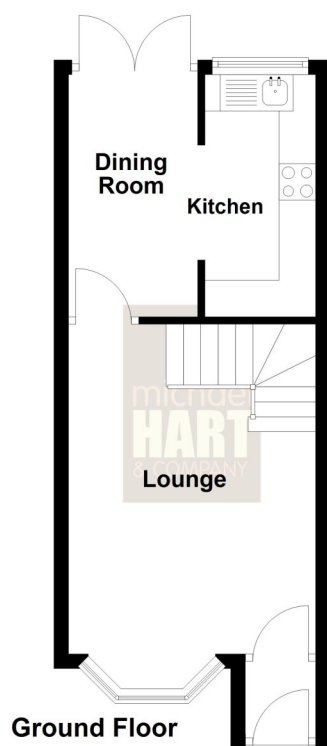
LANDING

BEDROOM NO.1 11'11" x 11'3" (3.63m x 3.43m) Large built in wardrobe. Central heating radiator.

BEDROOM NO.2 10'10" x 6'8" (3.30m x 2.03m) Large over stairs cupboard. Central heating radiator.

BATHROOM/WC Modern white suite comprising panelled bath with thermostatic shower, pedestal washbasin, and WC. Extractor fan. Centrally heated towel rail.

<u>OUTSIDE:</u>	Parking to the front, private garden to the rear.
<u>SERVICES:</u>	All main services are connected.
<u>COUNCIL TAX BANDING:</u>	'C'
<u>AVAILABILITY:</u>	Subject to the usual references the property is available for a minimum term of twelve months.
<u>RENT:</u>	£1,250 per calendar month.
<u>ADMIN FEE:</u>	In accordance with the Tenants Fee Act 2019 information relating to Permitted Payments and Tenant Protection can be found on our website www.michael-hart.co.uk .
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	From Macclesfield town centre follow the signs for Knutsford and travel along Chester Road until reaching Broken Cross roundabout. Turn right at this roundabout and continue to the next, turning right again onto the 'Villas' development. Turn left at the junction onto Eldon Road and number 47 can be found on the left hand side.
<u>ENERGY RATINGS:</u>	EPC rating 'C'
<u>FLOOR PLANS:</u>	



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.

