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**SALE**

# Rooftops

**Sales Letting & Management**



## *Roe Street, Macclesfield, SK11*

**\*\*No Chain\*\***

Town Centre Location

Two Double Bedrooms

Ideal Investment

Two Reception Rooms

Energy Efficiency Rating D

**\*TOWN CENTRE LOCATION WITH A PRIVATE GARDEN\*** This extremely spacious two bedroom mid terraced property is situated in such a handy location, just a stones throw to the town centre and easy walking distance to the mainline train station. The property benefits from two reception rooms, two double bedrooms and its own private access directly from the garden onto Duke Street car park, where permit parking is available through the Cheshire East Council. Comprising; entrance, lounge with cast iron ornamental fire place, large dining room with brick open fireplace, kitchen with hob, oven and fridge, utility room with plumbing for washing machine and space for a dryer. First floor; master bedroom, second double bedroom leading to a stylish bathroom with shower over the bath. Cellar with handy storage space. Delightful private brick walled garden. Energy Efficiency Rating D. Council Tax Band A. PF.

Asking Price

**£174,950**

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### Lounge

Composite door with glass pane and chrome door furniture, double glazed window to the front elevation, central ceiling light, carpet flooring, cast iron ornamental fire place, radiator, power points.

### Dining Room

Wooden door with glass panes, central ceiling light, carpet flooring, brick open fireplace, radiator, power points.

### Kitchen

Archway from dining room, double glazed window to the rear elevation, inset spot lights, vinyl flooring, a range of wall and base units with marble effect work surfaces over, integrated oven and hob, integrated fridge, extractor fan, power points.

### Utility Room

Wooden door with glass panes, uPVC door to the rear elevation, tiled flooring, plumbing for a washing machine and space for a dryer.

### Bedroom One

Wooden door, double glazed window to the front elevation, inset spot lights, carpet flooring, radiator, power points.

### Bedroom Two

Wooden door, double glazed window to the rear elevation, inset spot lights, carpet flooring, radiator, power points.

### Bathroom

Wooden door, double glazed window to the rear elevation, inset spot lights, tiled flooring, bath with shower over, pedestal wash hand basin, low level WC, ladder radiator.

### Cellar

Steps leading down to the cellar, central ceiling light, power points.

### Outside Space

To the rear there is a delightful private brick walled garden with gated access onto Duke Street car park, where permit parking is available.

### Disclaimer

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statements or representations of fact, but must

### Floorplans



satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.

**Disclaimer.**

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burner's, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.