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**SALE**

# Rooftops

**Sales Letting & Management**



## *Hobson Street, Macclesfield, SK11*

**\*No Chain\***

**Renovation Project**

**Large Dining Kitchen**

**Ideal Investment**

**Two Double Bedrooms**

**Energy Efficiency Rating D**

**\*GREAT INVESTMENT OPPORTUNITY\*** This extremely spacious two bedroom terraced property offers great potential for the first time buyer or a buy to let investor. The property is in need of some renovation and modernisation but offers great potential with spacious rooms; a large dining kitchen, landing/study area and utility room. Situated within easy walking distance of Macclesfield town centre, main line train station and open countryside. Comprising; entrance, lounge with gas fire, double doors leading to a good sized dining kitchen with oven, hob and fridge freezer, utility room with washing machine, downstairs bathroom with a shower over the bath. Newly fitted staircase leading to a large landing/study area, master bedroom, second double bedroom. Large outside storage space, which used to be the ginnel, which now belongs solely to 11 Hobson Street. Energy Efficiency Rating D. Council Tax Band A. PF.

Offers in Excess of

**£149,950**

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## Lounge

12'2" (3m 70cm) x 13'6" (4m 11cm)

UPVC double glazed door to the front elevation, double glazed window to the front elevation, central ceiling light, carpet flooring, fireplace and gas fire, radiator, power points, TV aerial.

## Dining Kitchen

11'11" (3m 63cm) x 8'3" (2m 51cm)

Double doors with glass panes, double glazed window to the rear elevation, a range of wall and base units with marble effect work surfaces, one and half sink with mixer tap, cooker with gas hob and electric oven, fridge freezer, inset spot lights, tiled flooring, radiator, power points.

## Utility Room

7'3" (2m 20cm) x 4'2" (1m 27cm)

Wooden door, double glazed window to the rear elevation, inset spot lights a range of wall and base units with work surfaces over, tiled flooring, washing machine, power points.

## Bathroom

5'11" (1m 80cm) x 5'4" (1m 62cm)

Wooden door, double glazed window to the rear elevation, tiled walls and flooring, bath with shower over, vanity unit with corner wash hand basin, low level WC, radiator.

## Bedroom One

15'3" (4m 64cm) x 10'8" (3m 25cm)

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

## Bedroom Two

9'3" (2m 81cm) x 11'5" (3m 47cm)

Wooden door, double glazed window to the rear elevation, central ceiling light, carpet flooring, radiator, power points.

## Landing/Study Area

Carpeted stairs leading to the landing/study area, double glazed window to the rear elevation, central ceiling light, built in storage.

## 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 satisfy themselves by inspection or otherwise as to

## Floorplans



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.

**Outside Space**

To the rear of the property there is a walled patio courtyard with mature planting.