

www.rooftops.co.uk

SALE

Rooftops

Sales Letting & Management



Frances Street, Macclesfield, SK11

Town Centre Location

No Chain

Private Garden

Ideal Investment

Exposed Beams

Energy Efficiency Rating D

TOWN CENTRE LOCATION WITH GARDEN This two bedroom mid terraced 18th century characterful property with exposed beams and high ceilings, has great potential to be modernised into a lovely home. The property is located on a No Through road within easy walking distance to the town centre, a 20 minute walk to the mainline train station and close to the open countryside that Macclesfield has to offer. The property benefits from it's own cottage style garden and comprises of; entrance, lounge with spiral staircase, part open plan to dining kitchen with breakfast bar, oven, hob, fridge freezer and washing machine. First floor; Master double bedroom, single bedroom, spacious bathroom with shower over the bath, pedestal wash hand basin and low level WC, ladder style radiator. Delightful private garden to the rear. GCH. DG. Energy Efficiency Rating C. Council Tax Band A. PF.

Asking Price

£159,950

Sell with confidence, sell your property with **Rooftops**

Lounge

3.41m (11' 2") x 4.17m (13' 8")

Wooden door with glass pane, laminate flooring, double glazed window to the front elevation, central light, wooden beams, spiral staircase, radiator, power points.

Kitchen

3.41m (11' 2") x 2.87m (9' 5")

Double glazed door and window to the rear elevation, laminate flooring, central light, a range of wall and base units with integrated gas hob and electric oven, washing machine, fridge freezer, power points.

Bedroom one

3.41m (11' 2") x 3.24m (10' 8")

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

Bedroom Two

1.69m (5' 7") x 2.84m (9' 4")

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

Bathroom

1.72m (5' 8") x 2.84m (9' 4")

Wooden door, double glazed window to the rear elevation, central light, P shaped bath with shower over, pedestal wash hand basin, low level WC, ladder style radiator.

Outside Space

To the rear of the property there is a delightful private garden with patio area and a raised decked area, ideal for entertaining.

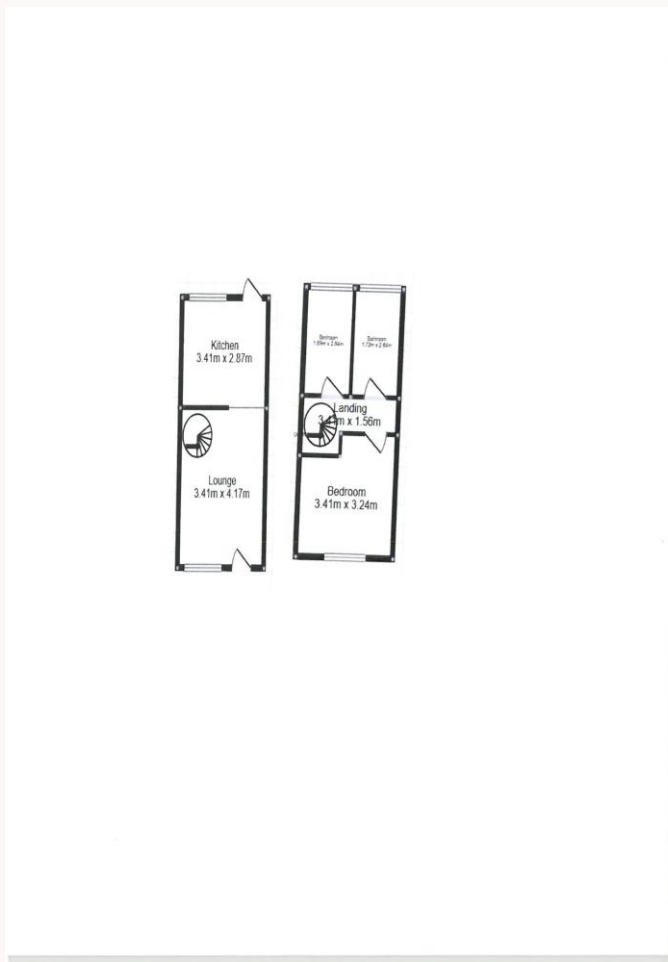
Disclaimer

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 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

Floorplans



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.