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SALE

Rooftops

Sales Letting & Management



Chelford Road, Macclesfield, SK10

No Chain

Ideal Investment

Ample Parking

Prime Location

Wood Burner

Energy Efficiency Rating D

SEMI DETACHED FAMILY HOME WITH LOVELY GARDEN AND LARGE DRIVEWAY. Situated in a prime location of Macclesfield, with easy driving distance to the town centre, mainline train station and close to high regarding local schools, this spacious property is in need of some renovation work but has a huge amount of potential for the discerning buyer to transform into a fabulous family home. Comprising; entrance hall, under stairs storage cupboard, large lounge with wood burner, patio doors to a large conservatory, dining kitchen with double oven, hob, integrated fridge freezer and breakfast bar, downstairs WC. First floor; Master bedroom with a bank of fitted wardrobes, second double bedroom, third small double bedroom. Bathroom with wash hand basin, WC, bath with shower attachment over. Delightful private enclosed rear garden with mature shrubs and trees, raised decked area, garden shed, single garage. Energy Efficiency Rating D. Council Tax Band C. PP.

Asking Price

£295,000

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Entrance Hall

Wooden door, double glazed window to the front elevation, carpet flooring, central ceiling light, radiator, smoke alarm, stairs with wooden banisters to the first floor, under stairs storage cupboard.

Lounge

Double glazed window, fireplace with wood burner, carpet flooring, central ceiling lights, double glazed patio doors, radiator, power points.

Dining Kitchen

Double glazed window and door, tiled flooring, a range of wall and base units with double oven, hob, integrated fridge freezer and breakfast bar, inset spot lights, radiator, power points.

Conservatory

UPVC double glazed conservatory, laminate flooring, double glazed doors to the rear garden.

WC

Double glazed window, low level WC, central heating boiler, radiator, central light.

Master Bedroom

Double glazed window, central ceiling light, carpet flooring, bank of fitted wardrobes, radiator, power points.

Bedroom Two

Double glazed window, central light, carpet flooring, radiator, power points.

Bedroom Three

Double glazed window, central light, carpet flooring, radiator, power points.

Bathroom

Double glazed windows, tiled flooring, central ceiling light, vanity unit housing the wash hand basin, low level WC, bath with hand held shower, radiator.

Outside Space

To the front there is a large driveway with ample parking and garage, to the rear there is an delightful enclosed rear garden with decked area, garden shed and mature shrubs and trees.

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

Floorplans



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 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.