

**19 Wenlock Close, Macclesfield, Cheshire, SK10 3AP**

**Offers Over £200,000**



# 19 Wenlock Close, Macclesfield SK10 3AP

A spacious three bedroom terrace house offering well presented accommodation plus resident parking, lawned garden, rear yard and a large outdoor home office. The house is located conveniently for various amenities, popular schooling and recreational facilities. The accommodation briefly comprises, entrance hall, lounge, fitted kitchen and utility room. To the first floor there are three bedrooms and a family bathroom. Suited ideally to a first time buyer or family occupant.



Council Tax Band: B



## Externally

Lawned garden to front plus resident parking to rear, paved yard area and a large outdoor office with power and light.

- Size : -

## Entrance Hall

5'9" x 14'7"

Stairs to the first floor landing, radiator. - Size : - 5' 9" x 14' 7" (1.76m x 4.45m)

## Lounge

11'0" x 14'9"

Double glazed sliding door to rear yard, decorative fireplace, radiator. - Size : - 11' 0" x 14' 9" (3.36m x 4.50m)

## Kitchen

11'0" x 14'9"

Wall, base and drawer units, single drainer sink unit, gas point for a cooker, plumbing point for a washing machine, , space for a fridge freezer and a small dining table, double glazed window. - Size : - 11' 0" x 14' 9" (3.36m x 4.50m)

## Utility room

5'9" x 8'2"

Worksurface, plumbing point for a washing machine, space for a tumble dryer, understairs cupboard, double glazed door to outside. - Size : - 5' 9" x 8' 2" (1.76m x 2.49m)

## Bedroom 1

10'0" x 10'2"

Double glazed window, radiator. - Size : - 10' 0" x 10' 2" (3.05m x 3.09m)

## Bedroom 2

10'0" x 12'8"

Double glazed window, radiator. - Size : - 10' 0" x 12' 8" (3.05m x 3.85m)

## Bedroom 3

8'7" x 9'8"

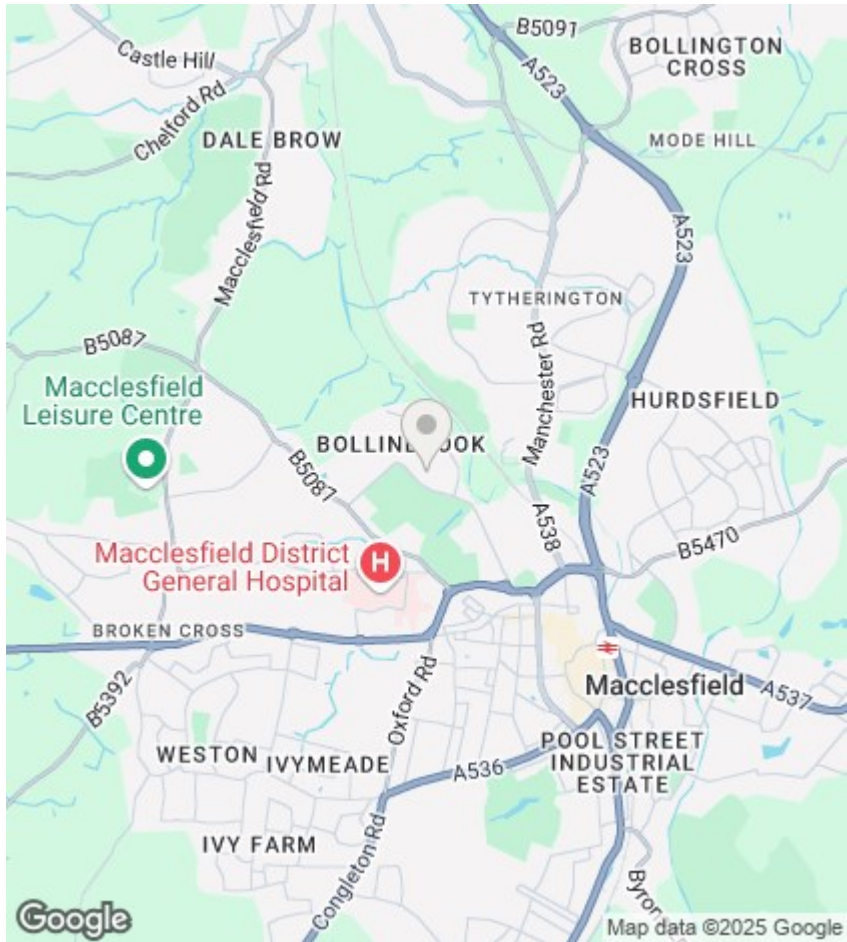
Double glazed window, radiator. - Size : - 8' 7" x 9' 8" (2.62m x 2.95m)

## Bathroom

6'9" x 6'2"

Panel bath, shower screen, shower over the bath, WC and wash hand basin, tiled walls and flooring, radiator, double glazed window. - Size : - 6' 9" x 6' 2" (2.07m x 1.87m)





377 sq.ft. (35.0 sq.m.) approx.

## Directions

From this office turn left at the junction opposite the railway station. Turn left at the bridge onto the Silk Road. At the roundabout turn left and go up to the traffic lights. Go across the lights and across the roundabout passing the King's School entrance on the right hand side. At the next roundabout (by Sainsburys bear right into Westminster Road. Follow the road round and take

Viewings by arrangement only. Call 01625 430044 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.