



265 Peter Street, Macclesfield, Cheshire, SK11 8EX

Asking Price £260,000

- A well presented two-bedroom terraced home, ideally located within easy reach of Macclesfield town centre.
- To the first floor there are two generously sized bedrooms and three piece bathroom.
- Externally, the property features a charming town garden, to the rear there is a paved yard leading to a lawned garden with retained borders and a gated access point onto a slater street.
- To the ground floor the property briefly comprises an entrance hall, lounge, dining room and kitchen.
- Double glazed windows throughout and gas fired central heating from a modern boiler.

265 Peter Street, Macclesfield SK11 8EX

A well presented two-bedroom terraced home, ideally located within easy reach of Macclesfield town centre. The property is set back from the road within a row of well regarded houses and offers scope for enhancement.

Offering spacious living accommodation, the property briefly comprises an entrance hall, lounge, dining room, and kitchen.

Upstairs, there are two generously sized bedrooms and a three piece bathroom. The house has double glazed windows throughout, and gas fired central heating from a modern boiler. There are attractive distant views from the rear of the house towards the hills.

Externally, the property features a charming town garden. To the rear, there is a paved yard leading to a lawned garden with retained borders and a gated access point onto Slater Street. An internal viewing is highly recommended to fully appreciate what this home has to offer.



Council Tax Band: B



Entrance Hall

A welcoming hallway with stairs rising to the first-floor landing and a radiator.

Lounge

11'11" x 10'10"

Bright and inviting with a double glazed window, decorative fireplace, radiator, and a built in corner cupboard.

Dining Room

12'11" x 11'9"

Well-proportioned with a double glazed window, radiator, and access to the kitchen.

Kitchen

10'2" x 6'8"

Fitted with a range of wall, base, and drawer units, a single drainer sink unit, electric oven, gas hob with extractor, and plumbing for a washing machine. Additional features include tiled splashbacks, space for a fridge freezer, an understairs storage cupboard, a double-glazed window, and a door leading to the rear garden.

Bedroom 1

11'11" x 15'0"

A spacious double bedroom with a double glazed window to the front, decorative fireplace, and radiator.

Bedroom 2

12'11" x 9'8"

Double glazed window, decorative fireplace, and radiator.

Bathroom

10'1" x 6'8"

Comprising a panel bath with a mains shower, curtain rail, and tiled surround, WC, wash hand basin, radiator, storage cupboard containing a modern Worcester combi boiler, and a double glazed window.

Externally

The property benefits from a town garden frontage leading to the entrance. To the rear, there is a paved yard, a lawned garden with retained borders, and a gate providing rear access onto Slater Street.



Directions

Viewings

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

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be made as to their condition or performance.