

1 Commongate, Macclesfield, SK10 1GF

£240,000

- A modern two bedroom semi-detached mews property
- Spacious living room and recently renovated kitchen/diner
- Private garden, a separate driveway and off road parking for two cars
- With spacious accommodation throughout
- Downstairs WC and family bathroom

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A well presented modern two bedroom semi-detached mews property with spacious accommodation throughout. To the ground floor there is a spacious living room, recently renovated kitchen/diner with access to the rear garden and a downstairs WC. To the first floor there is a master bedroom with fitted wardrobes, double bedroom with fitted wardrobes and a family bathroom with a bath and separate shower cubicle. This property benefits from a private enclosed low maintenance garden, a separate driveway and off road parking for two cars. The location allows for quick and easy access into town and Macclesfield train station, its also a short walk to a local park.



Council Tax Band: C



Entrance Hall

4'3" x 4'11"

UPVC door through to the entrance hall, wooden flooring, stairs to the first floor and access through to the living room.

Lounge

13'11" x 11'9"

This bright and modern living room has a double glazed window, radiator, a fitted gas fireplace and wooden flooring.

WC

3'8" x 4'2"

A generously sized downstairs WC with a toilet and handwash basin.

Kitchen/ Diner

13'11" x 8'10"

A recently renovated kitchen with a modern contemporary finish, stainless steel drainer with a chrome mixer tap, half tiled splash back, integrated single oven with an over counter gas hob, extractor fan, space for undercounter appliances (plumbing available) and a freestanding fridge, double glazed window, radiator, space for a small dining table and a single door to access the rear garden.

Master Bedroom

13'11" x 9'0"

The master bedroom features two double glazed windows creating a bright space overlooking the garden to the rear, two radiators and a fitted wardrobe spanning the whole length of the back bedroom wall.

Bedroom 2

8'4" x 11'5"

A double bedroom located at the front of the property, with large built in storage, radiator and a double glazed window.

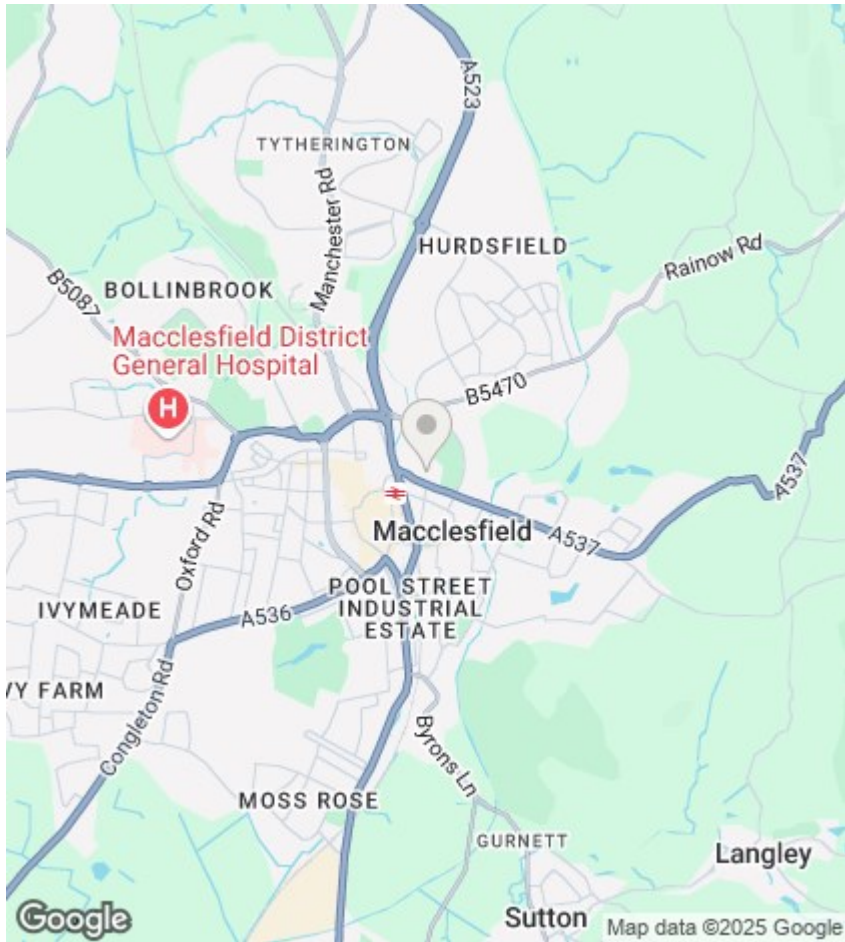
Bathroom

5'10" x 8'4"

A good sized modern family bathroom featuring a bath with a chrome mixer tap and part tiling above, a separate shower cubicle with a shower base and tiles from floor to ceiling.

Externally

A good sized garden to the rear with plenty of outdoor space for seating, split into a patio area, lawned area and built up mature borders. To the front of the property is off road parking for two cars and steps to the front door.



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		85
(81-91) B		
(69-80) C	69	
(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

