



## 15 Mount Terrace, Macclesfield, SK11 7DF

£195,000

- This charming two bedroom cottage occupies a highly sought-after position just off Black Road, within the popular Buxton Road area of Macclesfield.
- Briefly comprises a welcoming living room, a separate dining room, and a fitted kitchen with modern high-gloss units.
- The rear garden is a particular highlight, being much larger than average and arranged over three levels to include a decked seating area.
- The cottage itself is beautifully presented and benefits from a generous, south facing rear garden.
- To the first floor, the landing provides access to two bedrooms and a spacious bathroom.



# 15 Mount Terrace, Macclesfield SK11 7DF

This charming two bedroom cottage occupies a highly sought-after position just off Black Road, within the popular Buxton Road area of Macclesfield. The location offers excellent access to the town centre and train station, while also being close to the Macclesfield Canal and Teggs Nose Country Park. A well-regarded primary school, Puss Bank, is conveniently nearby.

The cottage itself is beautifully presented and benefits from a generous, south facing rear garden measuring approximately 40ft. The accommodation, which is warmed by gas-fired central heating and complemented by double glazing, briefly comprises a welcoming living room, a separate dining room, and a fitted kitchen with modern high-gloss units.

To the first floor, the landing provides access to two bedrooms and a spacious bathroom. Both bedrooms feature fitted furniture, while the bathroom is fitted with a contemporary suite.

The rear garden is a particular highlight, being much larger than average and arranged over three levels to include a decked seating area, a large paved patio, and an area of artificial lawn.



Council Tax Band: B



## **Living Room**

11'9 x 11'8

Double glazed window to front. Decorative fireplace, built-in cupboards and shelving into alcoves. Laminate flooring.

## **Dining Room**

11'9 x 7'9

Laminate flooring. Radiator.

## **Kitchen**

10'3 x 5'3

White high gloss kitchen units to base and eye level. Integral hob. Stainless steel extractor fan. Integral electric oven. Metro style tiled splash backs. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Double glazed window and door to rear. Laminate flooring.

## **Bedroom One**

11'8 x 11'8

Double glazed window to front. Radiator. Range of fitted wardrobes.

## **Bedroom Two**

10'3 x 5'3

Double glazed window to rear. Radiator. Fitted wardrobe and drawer unit.

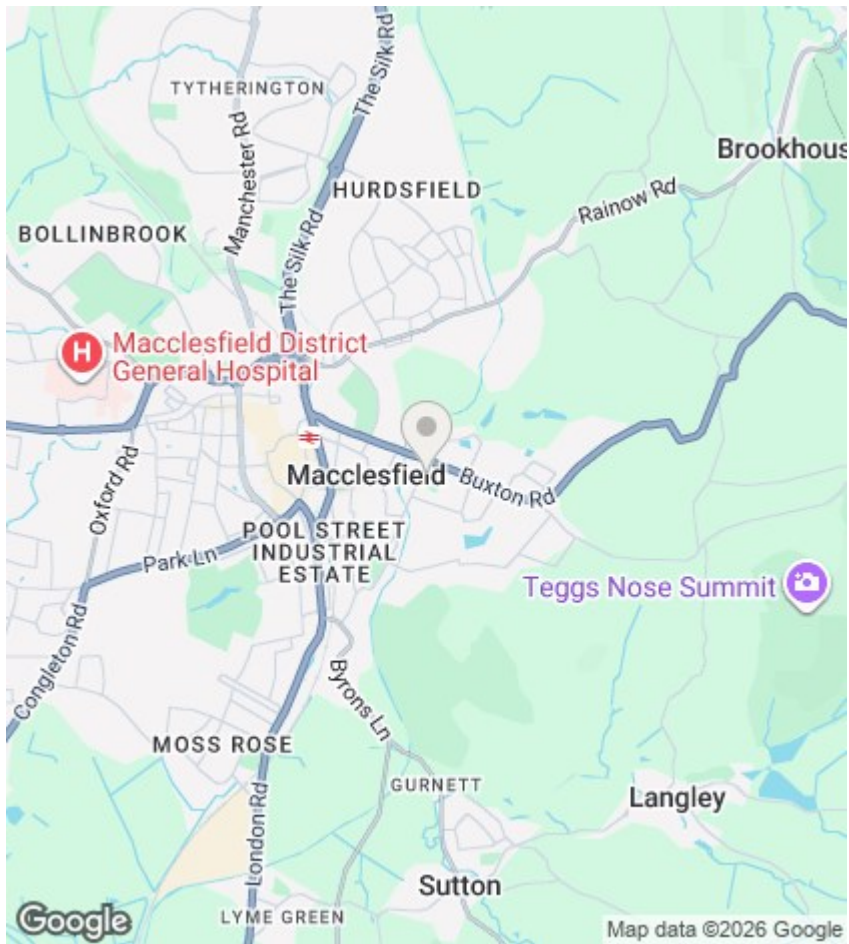
## **Bathroom**

8 x 6'2

Panel bath with mixer shower attachment/tap and shower screen. Vanity sink unit with drawers under. Push button W.C. Matt black ladder radiator.

## **Outside**

A great sized rear garden of around 40ft in length. The garden is arranged over three levels, which includes a decked area, a flagged patio area and an area of artificial grass. There is also a timber storage shed located to the rear of the garden.



## Directions

## Viewings

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

**EPC Rating:**  
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			59
(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	

