





13, Gosling Street, Macclesfield, Cheshire SK10 1FZ

This attractive town house is well placed on the door of the town centre and is an excellent opportunity to obtain a shared ownership property. The purchase price of £210,000 is for a 75% share with a monthly rental fee of £158.44 pcm on the remaining share. A purchaser can also obtain the 100% share of the property.

On the ground floor there is an entrance hall, dining kitchen, cloakroom and lounge with patio door onto the garden. To the first floor there are two bedrooms, a bathroom and small lobby which leads to the second floor. The master bedroom covers the whole of the top floor and has an en-suite shower room and lovely views over the town. uPVC double glazing and gas central heating are installed.

The property is set behind a neat front garden whilst to the rear there is a fully enclosed garden with a patio, lawn and raised beds. The garden has a south westerly aspect and enjoys the best of the afternoon and evening sun. There is allocated and visitor parking available.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

From the station, proceed up Buxton road taking the first turning on the right into Green Street. Take the first first into Cuckstoolpit Hill and then right again into Gosling Street the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Canopy Porch

Courtesy light.

Entrance Hall

Composite front door with double glazed panel inset and adjoining. Spindle balustrade to the staircase. Coat hooks. Double panelled radiator.

Dining Kitchen

11'3 x 9'11

Single drainer stainless steel sink unit with mixer tap and base cupboard below. An additional range of matching base and eye level units with contrasting work surfaces and splashbacks. Integrated single oven with four ring gas hob and extractor hood over. Plumbing for dishwasher. Plumbing for washing machine. Space for an American style fridge/freezer. Cupboard housing the Vaillant combination style condensing boiler. uPVC double glazed sash windows. Double panelled radiator. Openway through to the lounge.

Lounge

14'4 x 13'11 reducing to 6'4

T.V. aerial point. Large storage cupboard with shelving. uPVC double glazed patio doors opening onto the garden. uPVC double glazed window. Double panelled radiator.

Cloakroom/W.C.

The suite comprises a pedestal wash basin with mixer tap and tiled splashback and a low suite W.C. Downlighting. Extractor fan. Double panelled radiator.

First Floor

Landing

Spindle balustrade to the staircase. Double panelled radiator.

Bedroom Two

14'4 x 6'4

uPVC double glazed windows. Double panelled radiator.

Bedroom Three

10'6 x 7'8

uPVC double glazed window with shutters. Double panelled radiator.

Bathroom

The white suite comprises a panelled bath with mixer tap, screen and dual-headed thermostatic shower over, a hand basin with mixer tap and a low suite W.C. with concealed cistern. Downlighting. Extractor fan. Partially tiled walls. Tiled flooring. Double panelled radiator.

Lobby

Spindle balustrade and handrail to the staircase. uPVC double glazed window with shutter. Double panelled radiator.

Second Floor

Bedroom One

14'4 x 12'2 extending to 19'10

Spindle balustrade to the staircase. T.V. aerial point. uPVC double glazed window. Velux window. Two double panelled radiators.

En-Suite

The white suite comprises a walk-in fully tiled cubicle with dual-headed thermostatic shower, a hand basin with mixer tap with tiled splashback and low suite W.C. Downlighting.. Extractor fan. Partially tiled walls. Tiled flooring. Velux window. Double panelled radiator.

Outside

Garden

To the rear of the property there is a fully enclosed garden which lies within fenced borders and incorporates a patio, small lawn and raised beds arranged with plants and shrubs. The garden has a south westerly aspect and benefits from the afternoon and evening sun.

Residents Parking

There is an allocated parking space for the property labelled No.7. There is also visitor parking available.

Additional Fees

Rent = £158.44 pcm

Service Charge = £52.45 pcm

£210,000

HOLDEN & PRESCOTT





