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Spring Gardens, Macclesfield

£167,500

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Key Features

- > Charming Grade II Listed Cottage
 - > No Onward Chain
 - > Ideal First-Time Buy
- > Potential Buy-to-Let Investment
 - > Converted Attic Room
- > Within Easy Reach of Town Centre
 - > Situated on No-through Road
 - > Rear Courtyard Space
 - > Tenure: Freehold
 - > EPC rating D

Charming Grade II Listed Two Bedroom cottage situated on a no-through road close to Middlewood Way, yet still within easy reach of the town centre.

Being offered with No Onward Chain, this terraced home is well-presented and could make an ideal purchase for a First-Time Buyer or Buy-to-Let Investor.





In brief, the property comprises Lounge with laminate flooring and feature stone fireplace, modern fitted Kitchen with range of base and wall-mounted units, spacious Main Bedroom with twin recess areas benefiting from shelving and hanging rails, a small Second Bedroom which would be well suited as a dressing-room or home office space, converted attic with laminate flooring and Velux window providing excellent additional storage and accessed via a pull-down ladder, and nicely appointed Bathroom including shower over a compact sized bath.

To the outside front of the property, there is a private 'unadopted' road allowing convenient parking, whilst to the rear is a paved courtyard area and small brick outbuilding close-by which provides useful storage.

The property is warmed by Gas Central Heating and benefits from Double Glazing throughout.



Lounge (11'10" x 11'10"): accessed directly via wooden front door, with laminate flooring, feature stone fireplace, uPVC double glazed window with front aspect, meter cupboard, radiator;

Kitchen (11'10" x 8'10"): range of base and wall-mounted units, gas hob, electric oven and extractor, integrated dishwasher, space for fridge freezer, plumbing for washing machine, tiled floor, recessed spotlights, wooden framed double glazed window with rear aspect, radiator, wooden stable door providing access to rear courtyard;

Stairs to first floor and Landing: solid wood flooring, access to attic;





Main Bedroom (11'10" x 12'2"): generously sized double bedroom, solid wood flooring, twin recess areas with shelving and hanging rails, uPVC double glazed window with front aspect, radiator;

Bedroom Two (4'3" x 9'6"): with solid wood flooring, wooden framed double glazed window with rear aspect, radiator;

Attic Room (13'6" x 9'5") – height restricted: accessed via a pull-down ladder, laminate flooring, Velux window, lighting, power, Vaillant combi-boiler, wooden beams;

Bathroom (6'7" x 4'7"): well-appointed with three-piece white suite consisting of vanity sink unit, low level WC, compact bath with shower over and shower screen, chrome towel heater, wall-mounted mirror, fully tiled floor and walls, recessed spotlights, and wooden framed frosted double-glazed window with rear aspect.



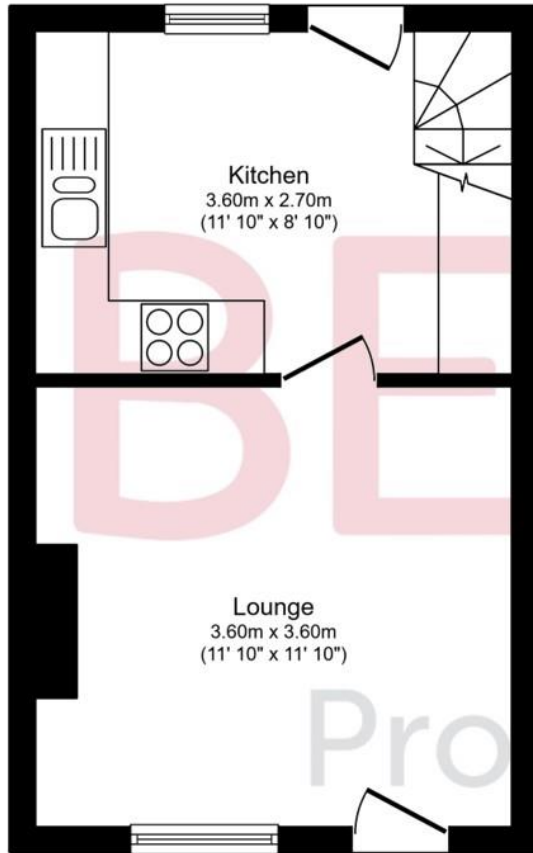
Tenure: Freehold.

Council Tax Band A.

Mobile Coverage (information via Ofcom website): Coverage is Likely for EE, O2, and Vodaphone. Signal may be Limited for Three.

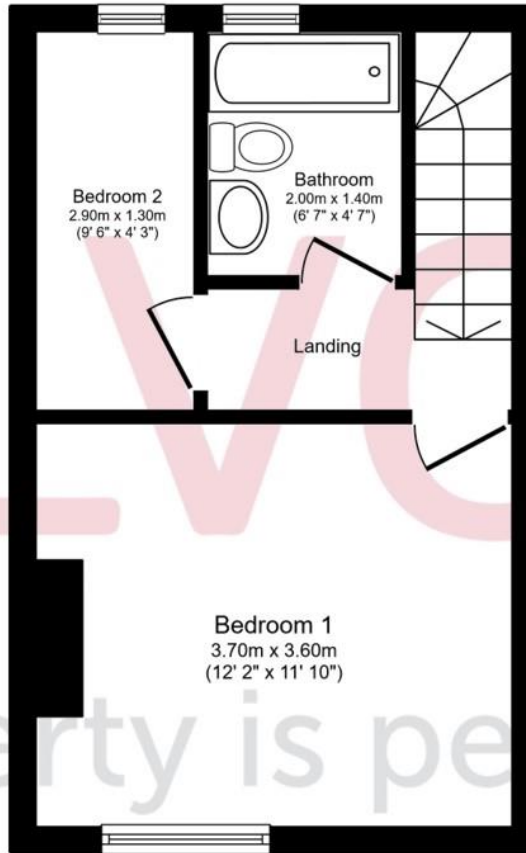
Broadband (information via Openreach): Standard and Ultrafast Full Fibre Broadband available.

Flood Risk: Very Low.



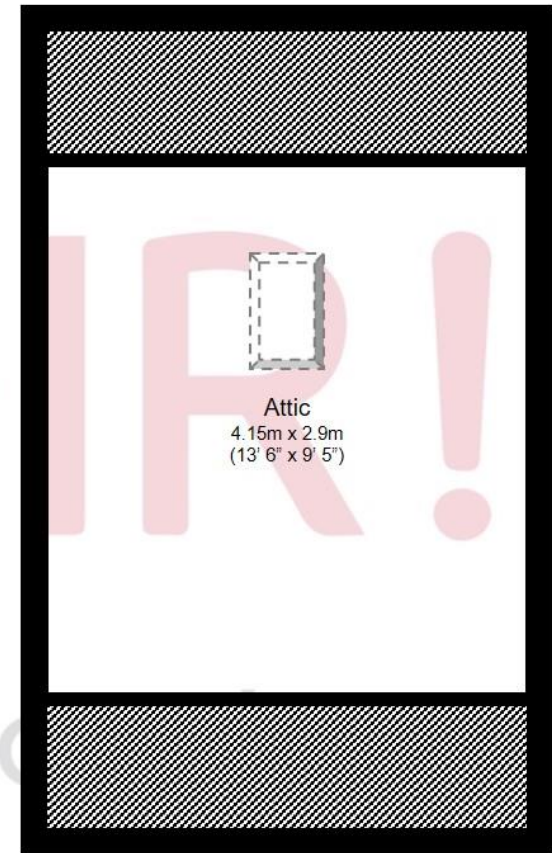
Ground Floor

Floor area 25.4 m² (273 sq.ft.)



First Floor

Floor area 25.3 m² (273 sq.ft.)



Attic

4.15m x 2.9m
(13' 6" x 9' 5")

TOTAL: 50.7 m² (546 sq.ft.)



Disclaimer

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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise.

Please note that this property is Grade II listed and there is a right of way to the rear of the property for other residents. The road to the front of the property is unadopted.

If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Contact us today to arrange a viewing...

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01625 410950