



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

58, Whalley Hayes, Macclesfield, SK10 1BS

A magnificent opportunity to acquire a substantial Victorian link-detached property with lovely gardens and off road parking, tucked away right in the heart of Macclesfield town centre. The property is in need of modernisation/renovation. Planning permission has been passed for a two storey extension.

Guide Price £469,000

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 5 and 30 minutes drive of the property.

DIRECTIONS: From Sainsburys superstore in centre of Macclesfield, bear right onto Cumberland Street, turning first left into Whalley Hayes where the property can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With original staircase leading to first floor, radiator.

CELLAR (ROOM ONE) 15'2 x 12'3

CELLAR (ROOM TWO) 16'2 x 11'2

DINING ROOM 16'5 x 13'6

With radiator, beautiful large sash windows allowing a great deal of light.

LOUNGE 15'8 x 12'2

With radiator, feature fireplace, Living Flame gas fire, three beautiful arched sash windows allowing a great deal of light.

BREAKFAST KITCHEN 13'6 (extending to 20'8) x 10'5 (overall)

With fitted units, double drainer sink unit, gas cooker point, gas boiler, tiled floor, radiator, door to garden, access to:

UTILITY 9'9 x 7'4

With plumbing for washing machine, Belfast sink, access to:

WORKSHOP 9'1 x 7'3

With door to garden, access to:

WC

FIRST FLOOR

SPLIT LEVEL LANDING

With stairs to second floor, under stairs storage.

BEDROOM ONE 16'2 x 12'2

With radiator, built in wardrobe.

BEDROOM TWO 16'0 x 11'0 (plus recesses)

With radiator, built in wardrobe.

BEDROOM THREE 10'4 x 9'9

With airing cupboard with lagged hot water cylinder, French doors.

BATHROOM/WC

Panelled bath, low level WC wash hand basin with store cupboards below, radiator.

SECOND FLOOR

OCCASIONAL BEDROOM FOUR 10'0 x 10'0 (average measurements)

With fabulous views over Macclesfield.

OUTSIDE

ATTACHED OUTBUILDINGS 20'7 x 7'9 (overall)

Plus tool store.

GARDENS

As previously mentioned.

HARDSTANDING FOR MOTOR VEHICLE (possibly two)

NB

Private pedestrian access to the rear.

Tenure

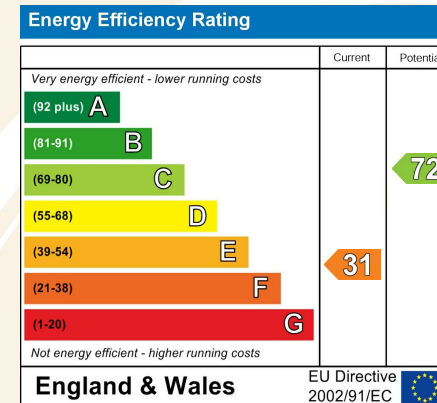
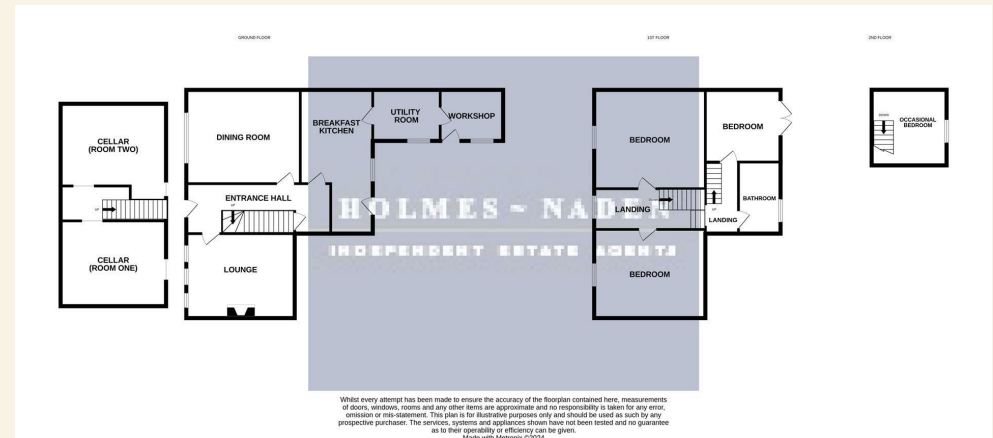
Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.



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