



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

176, Black Road, Macclesfield, SK11 7LF

Period semi detached property

Canal side location and views

Off road parking and oversized garage

£385,000

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 10 and 30 minutes drive of the property.

Directions:

From Arighi Bianchi furniture store proceed up Buxton Road, continue over the canal bridge taking the first right into Black Road. Bear left after approximately half a mile into the continuation of Black Road where the property can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With radiator, stairs to first floor.

LOUNGE

12'9 x 11'4

With radiator, period style fireplace and hearth.

SITTING ROOM/ DINING ROOM

13'10 x 12'1

With two radiators, period style fireplace with open fire, parquet flooring, access to kitchen and cellar, double French doors leading to:

CONSERVATORY

9' x 6'10

With tiled floor, glass roof and double French doors leading to garden.

KITCHEN

8'9 x 7'10

Enjoying pine units including base cupboards and drawers, wall cupboards and worktop, single drainer sink unit, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, part tiled walls, four ring gas hob with extractor hood, oven/grill.

CELLAR

With light at the top of the stairs and fixed shelving down the staircase.

FIRST FLOOR

LANDING

With radiator and access to roof space.

BEDROOM ONE

13'10 x 10'

With radiator, cast iron fireplace, views over a lovely open aspect and the canal.

BEDROOM TWO

12'10 x 9'4 (overall)

With built in wardrobe and bookcase, radiator and cast iron fireplace.

BEDROOM THREE

9'10 x 5'9

Built in wardrobe and radiator.

BATHROOM/WC

8'11 x 7'10

Comprising panelled bath with overhead shower, low level WC, vanity wash hand basin with store cupboard below, cupboard housing gas fired central heating boiler, open aspect and canal views.

OUTSIDE

GARAGE

24'3 x 12'

With electric up and over door, power and light, and side door to garden.

GARDENS

As previously mentioned, plus one brick built outbuilding split into a small storage shed and separate WC.

TENURE

We have been advised that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

VIEWINGS

Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND C

PRESTBURY OFFICE:

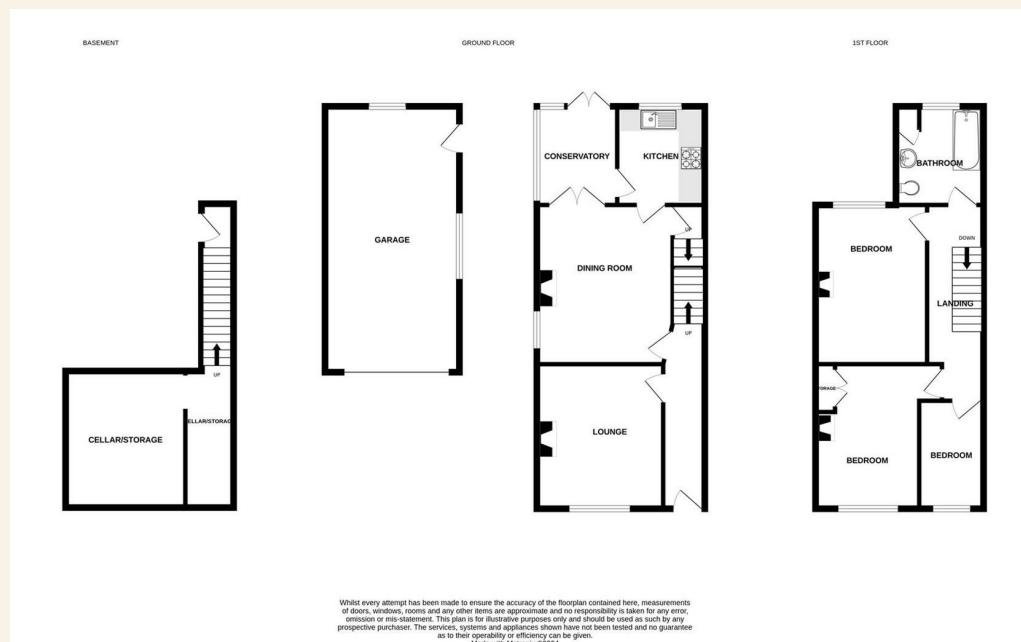
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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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MISDESCRIPTIONS ACT 1967

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