



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 37, New Hall Street, Macclesfield, Cheshire, SK10 3AB

A charming, recently renovated and improved, two bedroom mid-terraced property, on a highly desirable street, within walking distance of Macclesfield town centre.

## Guide Price £269,500

Constructed of brick, this delightful mid terraced, two bedroom property offers the discerning purchaser the opportunity to acquire a beautifully renovated and improved home, with generous proportions, within walking distance of Macclesfield town centre, on a highly desirable, quiet, residential street.

The accommodation briefly comprises, to the ground floor: Entrance hall, living room with cast iron log burning stove, dining room, fitted kitchen with integrated appliances. To the first floor are two generous sized bedrooms, a dressing room and a family bathroom. The property has an air filtration system and gas boiler installed.

An internal inspection is highly recommended to appreciate the style and quality of this lovely home.

At the front of the property is a small front garden with slate chippings behind a low brick wall. To the rear of the property is a charming garden, with flagged patio area, raised flower bed with mature shrubs, Astroturf lawn, decked area and a brick built out building for storage. The garden is enclosed by wooden fencing and a stone wall.

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 Jordangate multi-storey car park, proceed through the traffic lights at Beech Lane onto the A538 turning left into Coare Street. Take the first right turn onto Brock Street and then the first left onto New Hall Street where the property can be located after a short distance on the right hand side.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

12'09 x 3'0

With wooden floor, radiator, stairs to first floor.

##### LIVING ROOM

12'06 x 11'07

With feature fire place with cast iron log burning stove, tied insert and slate hearth, alcove cupboards and shelves, radiator, double glazed window.

##### DINING ROOM

14'11 x 11'10

With open fireplace (currently no insert), wood floor, double glazed window, radiator, under stairs cupboard with quarry tiled floor and shelving, leading through to:

##### KITCHEN

7'11 x 7'0

Fitted with a range of base cupboards and drawers, wall cupboards and work tops, ceramic sink and drainer unit, cupboard housing Worcester boiler (serviced annually), integrated fridge freezer, dishwasher, oven and grill, 4-ring gas hob and extractor, quarry tiled floor, door to rear garden.

#### FIRST FLOOR

##### BEDROOM ONE

15'0 x 12'06

With double glazed window, radiator, access to dressing room.

##### BEDROOM TWO

11'10 x 10'0 (overall)

With built in wardrobe, radiator, double glazed window, access to dressing room.

### DRESSING ROOM

With fitted wardrobes, leading to:

### BATHROOM

7'09 x 6'11

Newly installed, with low level WC, panelled bath with overhead rainfall shower and shower attachment, vanity wash hand basin with cupboards below, heated towel rail/radiator, plumbing for washing machine (included), non-slip tiled floor, part tiled walls.

### OUTSIDE

Charming gardens as previously mentioned.

### Tenure

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

### Viewings

Strictly by appointment through the Agents.

### Possession

Vacant possession upon completion.



### 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 (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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### MISDESCRIPTONS ACT 1967

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