



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

13, Cumberland Street, Macclesfield, SK10 1DD

A beautifully presented larger than average terraced cottage occupying a cul-de-sac location within a short stroll of Macclesfield town centre.

Guide Price £215,000

Constructed of brick, this delightful Victorian cottage offers larger than average accommodation presented to a very good standard in the heart of Macclesfield town centre. The accommodation briefly comprises of sitting room with period style fireplace with living flame gas fire, well appointed kitchen enjoying shaker units opening through to a 13ft garden/dining room with French doors to the garden. To the first floor the landing allows access to two double bedrooms and a well appointed bathroom/WC. A gas fired central heating system has been installed.

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

The property enjoys a large stone flagged garden to the rear.

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 the traffic lights at the junction of Beech lane and Hibbel road proceed towards Macclesfield town centre, turning first right into Cumberland street where the property can be found after a short distance on the right hand side.

ACCOMMODATION

GROUND FLOOR

SITTING ROOM 12'11" x 10'6" (overall)

With period style fireplace with living flame gas fire, radiator.

KITCHEN 12'11" x 11'8"

Enjoying shaker style units including base cupboards and drawers, wall cupboards and worktops, double bowl sink, plumbing for washing machine, oven/grill, four ring ceramic hob with extractor hood, radiator, stairs to first floor, part tiled walls, opening through to:

GARDEN/DINING ROOM 13' x 7'10" (plus recess)

With covered radiator, French doors to garden.

FIRST FLOOR

LANDING

With access to roof space.

BEDROOM 1 14'9" x 10'11"

With cast fireplace, radiator.

BEDROOM 2 11'8" x 7'4"

With radiator, large built-in cupboard housing gas fired central heating boiler.

BATHROOM/WC

With paneled bath, low level WC, pedestal wash hand basin, shower enclosure, radiator/towel rail, tiled walls.

OUTSIDE

Large stone flagged garden.

Tenure:

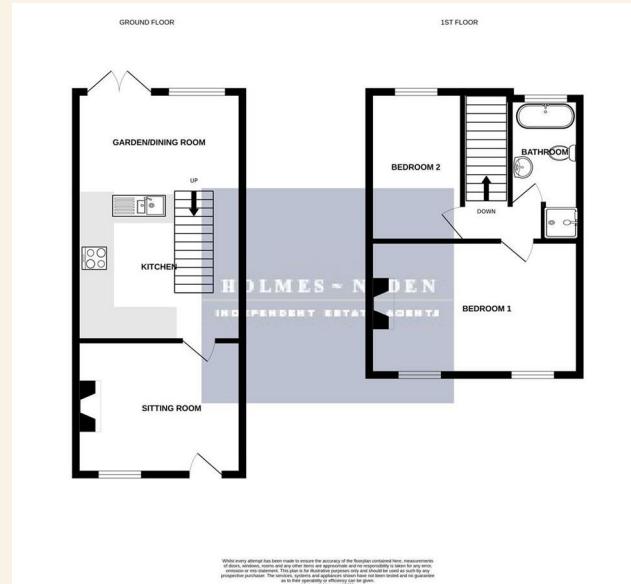
Freehold. Interested purchasers should seek clarification of this with their solicitor.

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		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

PRESTBURY OFFICE:
THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254
FACSIMILE: 01625 820019

HEAD OFFICE:
16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445



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