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SALE

Rooftops

Sales Letting & Management



Chapel Street, Macclesfield, SK11 8BJ

NEWLY DECORATED WEAVERS COTTAGE

GENEROUS ROOM SIZES

POTENTIAL FOR FOURTH BEDROOM

3 DOUBLE BEDROOMS

TWO BATHROOMS

PRIVATE GARDEN

A SPACIOUS, NEWLY REDECORATED THROUGHOUT, THREE STOREY, THREE DOUBLE BEDROOM WEAVER'S COTTAGE, dating back to the late 18th century, rooted in Macclesfield's rich silk heritage and originally built to house workers who wove silk at home during the height of the town's textile industry. Modernised in recent years with a full rewire, re-roofing, and full re-plastering (taken back to brick), the property comprising; lounge, spacious dining kitchen with Worcester Bosch combi boiler, serviced annually. To the first floor there are two double bedrooms and a shower room, while the second floor offers a very generous bedroom with en-suite (potential to create a fourth bedroom if desired). Outside is a private garden, with a park and play area at the end of the street. Within walking distance of the town centre, amenities and mainline station, with the Peak District a short drive away. Valid gas and electrical safety certificates. EPC rating D, Part Double Glazed, Council Tax Band B.

Asking Price

£269,950

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LIVING ROOM

12' (3m 65cm) X 11'11" (3m 63cm)

Front door opens into the living room, featuring a single-glazed sash window, ceiling light, and a feature fireplace with an electric fire. The room includes a radiator, three double power points, a TV point, and a telephone point. There is also a cupboard housing the gas and electric meters. Finished with a carpeted floor.

DINING KITCHEN

12' (3m 65cm) x 12' (3m 65cm)

Double-glazed window to the rear, tiled flooring, tiled splashbacks, and a smoke detector. The room also includes a radiator, five double power sockets, modern base and eye-level units, and space for a fridge freezer. door leading to first floor.

Kitchen

5'11" (1m 80cm) x 6'2" (1m 87cm)

Freestanding cooker and hob, along with a stainless steel sink fitted with mixer taps. The property also benefits from a wall-mounted Worcester boiler, ceiling lighting, and access to a small loft area. A small double-glazed window to the side and a hardwood rear door provide access to the garden.

BEDROOM 1

15'3" (4m 64cm) X 12' (3m 65cm)

Two double-glazed sash windows to the front elevation, both fitted with curtain rails and curtains. The room also benefits from two radiators, four double power points, a TV point, ceiling light, and a carpeted floor.

BEDROOM 2

9'6" (2m 89cm) X 12'1" (3m 68cm)

Double-glazed window to the rear elevation, complete with a curtain rail and curtains. The room also includes a radiator, three double power points, a ceiling light, and a carpeted floor.

SHOWER ROOM

Fully tiled walls and tiled flooring, featuring a shower cubicle with a Triton electric shower, low-level WC, and a pedestal wash hand basin. Additional benefits include a stainless steel towel rail, wall-mounted medicine cabinet, ceiling light, and extractor fan. Double-glazed window to the rear.

BEDROOM 3

12'5" (3m 78cm) X 24'5" (7m 44cm)

Stairs lead to the second-floor master suite, which could easily be adapted to create a fourth bedroom. This deceptively spacious room features a sash

Floorplans



window to the front and a double-glazed window to the rear elevation. Additional features include two ceiling lights, carpeted flooring, two radiators, seven double power sockets, curtain rails with curtains to the windows, and loft access.

ENSUITE BATHROOM

5'8" (1m 72cm) X 8'7" (2m 61cm)

Panelled bath with shower over, pedestal wash hand basin, and low-level WC. The room also includes a stainless steel towel rail, wall-mounted medicine cabinet, extractor fan, and ceiling light. Fully tiled walls and floor, with a double-glazed window to the rear.

GARDEN

Paved patio area and lawn, enclosed by fencing with a gate providing side access.

LOCALPARK AND PLAY AREA

DISCLAIMER

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statement or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.

DISCLAIMER.

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.