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SALE

Rooftops

Sales Letting & Management



Bridge Street, Macclesfield, SK11

CONSERVATION AREA

TWO DOUBLE BEDROOMS

GAS CENTRAL HEATING

ATTRACTIVE PERIOD MID TERRACE

PRIVATE REAR COURTYARD GARDEN

CONVENIENT TOWN LOCATION

Set behind attractive wrought iron railings and gate, this larger-than-average period mid-terrace offers two generous double bedrooms and enjoys a prime position within a desirable conservation area, just moments from the town centre and excellent local amenities. The accommodation briefly comprises a welcoming entrance hall, a spacious lounge, and a separate dining room, ideal for both everyday living and entertaining. The modern fitted kitchen is well-equipped with an electric hob and oven, space for fridge/freezer, and washing machine. Stairs down to cellar room. To the first floor are two well-proportioned double bedrooms and a good-sized family bathroom complete with a mixer tap shower above bath. Externally, the property boasts an enclosed rear courtyard garden, perfect for relaxing or outdoor dining. Further benefits include gas central heating. EPC rating D. Freehold. Council tax band B. Early viewing is highly recommended!

Asking Price

£245,000

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ENTRANCE HALL

1.36m (4' 6") x 5.59m (18' 4")

Hardwood front door with a glazed feature window above, radiator, wall-mounted coat hooks, fitted doormat, carpeted flooring, and a ceiling light. Stairs lead to the first floor, with handrails on both sides.

LOUNGE

3.96m (12' 12") x 3.40m (11' 2")

Ceiling light, single-glazed sash window to the front elevation, radiator, and a wooden mantel with a tiled insert. Ceiling corning and a double power point.

DINING ROOM

4.17m (13' 8") x 3.66m (12' 0")

Radiator, double-glazed window to the rear elevation, ceiling light and a double power point. Includes a feature fire surround, and door leading through to the kitchen.

KITCHEN

2.70m x 3.11m

Step down into the kitchen, which features modern cream fitted units with a built-in electric hob, oven, and extractor hood above. There is space for a washing machine and fridge freezer, along with a radiator, ceiling light, and a double-glazed window overlooking the rear yard. A door provides access to the cellar. Back door leading to rear courtyard.

CELLAR

4.02m (13' 2") x 3.18m (10' 5")

CELLAR ROOM IDEAL FOR STORAGE

LANDING

4m (13' 1") x 2m (6' 7")

Ceiling light, radiator, access to loft.

BEDROOM 1

5.16m (16' 11") x 3.39m (11' 1")

Spacious double bedroom featuring a ceiling light, tiled fireplace, radiator, sash window to the front elevation, carpeted flooring and a power point.

BEDROOM 2

3.44m (11' 3") x 3.69m (12' 1")

Another well-proportioned double bedroom with a double-glazed window to the rear elevation, carpeted flooring, ceiling light, radiator, and a power point.

BATHROOM

2.68m x 3.17m

A well-sized bathroom featuring a panelled bath

Floorplans



with a mixer tap shower over, WC, and pedestal wash hand basin. Ceiling light, double-glazed window to the rear elevation, and a cupboard housing the Vaillant central heating boiler.

OUTSIDE REAR GARDEN

Fully enclosed walled courtyard garden featuring a paved seating area and a small lawn area, plus a gate providing access to the rear ginnel.

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.