

TO BE LET PART FURNISHED

A STYLISHLY REFURBISHED END OF MEWS HOME WITH GARDEN AND
PARKING IN A PLEASANT CUL DE SAC LOCATION



15 AVONSIDE WAY, MACCLESFIELD, CHESHIRE SK11 8BY

£995 pcm

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This lovely end of mews house has been fully refurbished to provide a smart and stylish modern home. With open plan living accommodation there is a superb modern kitchen with breakfast bar at ground floor level, whilst on the first floor there are two well proportioned bedrooms and an very attractive bathroom with contemporary white suite including a shower. Tasteful decor complements the modern fixtures throughout. Internal inspection is recommended to appreciate these features.

There is a pleasant private garden to the rear, whilst at the front there is off road parking provision for two vehicles, with further ample off road parking at the end of the cul-de sac.

The property is in a very pleasant cul de sac setting that lies approximately one mile to the south of Macclesfield town centre which offers comprehensive shopping facilities plus a mainline rail station. There are local shops, schools and Macclesfield South Park within a few minutes walk of the house. It is very conveniently located for Macclesfield College. Manchester Airport is approximately 30 minutes drive away.

The accommodation has full gas fired central heating, uPVC double glazing, all window coverings included and comprises in more detail:

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE 13'6" x 12'10" (4.11m x 3.90m) Television point. Central heating radiator. Laminate wood flooring

KITCHEN 12'10" x 10'9" (3.90m x 3.29m) Fully fitted with modern units to floor with wooden work surfaces incorporating stainless steel sink with single drainer. Range style cooker with hood, Integral Washing machine, dishwasher and fridge/freezer. Laminate wood flooring

Stairs from the lounge lead to:-

FIRST FLOOR:

LANDING

BEDROOM NO. 1 12'10" x 8'7" (3.90m x 2.61m) Central heating radiator. Fitted carpet

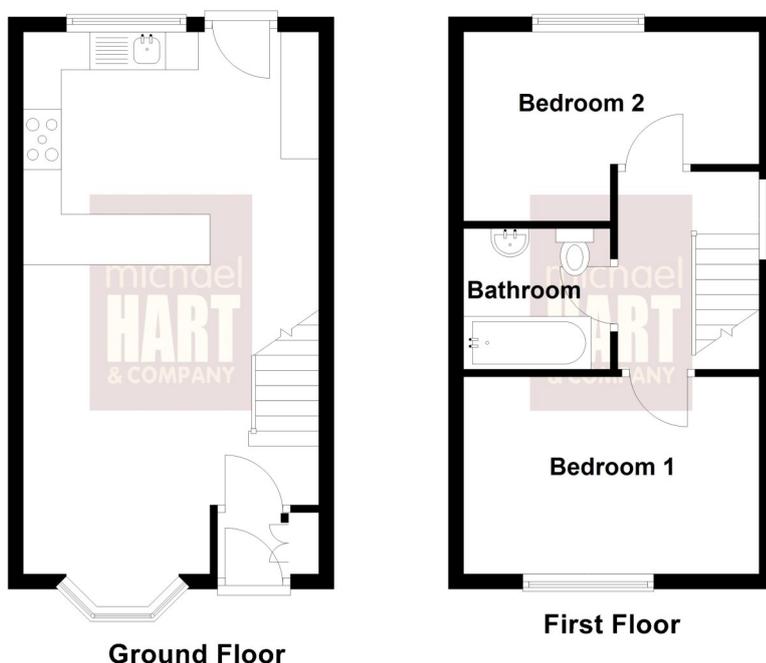
BEDROOM NO. 2 12'10" x 8'3" (3.90m x 2.51m) maximum Central heating radiator. Fitted carpet

BATHROOM Modern white suite comprising panelled bath with shower, washbasin in vanity unit and WC. Central heating radiator.

OUTSIDE: Enclosed private garden to rear with patio area and shed. Off road parking for two vehicles and small garden to front

<u>SERVICES:</u>	All main services are connected.
<u>COUNCIL TAX:</u>	Band 'B'
<u>AVAILABILITY:</u>	Subject to the usual references, the property is available for a minimum term of six months.
<u>TENANCY INFORMATION:</u>	In accordance with the Tenants Fee Act 2019 information relating to Permitted Payments and Tenant Protection can be found on our website www.michael-hart.co.uk .
<u>RENT:</u>	£995 per calendar month.
<u>VIEWING:</u>	By appointment with AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	From the rail station in Macclesfield town centre travel south along Sunderland Street, passing across the traffic lights and first left at the mini roundabout onto Park Lane. Turn left at the next traffic light junction onto Ryles Park Road. Continue to the end and turn left. Take the second right onto Avonside Way, and the property will be found at the end of the cul-de-sac.
<u>ENERGY RATING:</u>	EPC 'D'

FLOORPLAN:



SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Level 2 (Homebuyers) Survey and Valuation, or a Level 3 (Building) Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

