

House 2 Court 3, Pierce Street, Cheshire East, SK11 6EX



A STUNNING ONE-BEDROOM SEMI-DETACHED COTTAGE, renovated to an exceptional standard and ready to move straight into. Tucked away within a peaceful courtyard, yet just a two-minute walk from Macclesfield's most popular cafés, bars, restaurants and shops, and lying within half a mile of the mainline railway station, with direct services to Manchester Piccadilly and London Euston. Now benefitting from insulated roofs and walls, double glazing, a full rewire with hardwired smoke alarms, upgraded gas central heating with new radiators, newly plastered, decorated and re-floored interiors. The Peak District National Park is a short drive offering easy access to numerous outdoor activities such as scenic walks, cycling, sailing and more. The accommodation comprises: contemporary fitted kitchen, utility room/ WC, living room with a bespoke media wall and inset electric fire, double bedroom with en-suite shower room, and a communal courtyard. GFCH | EPC Rating D| C/Tax Band: A |Freehold.

Asking Price £144,950

Kitchen

2.04m (6' 8") x 2.24m (7' 4")

Bespoke fitted kitchen comprising a range of fitted base and wall units, integral fridge with freezer box, oven, two-ring electric hob with extractor hood, microwave, dishwasher and black single-drainer sink unit with mixer taps. Karndean flooring, ceiling spotlights, double-glazed window and door to the front elevation.



Utility/Downstairs w.c.

1.61m (5' 3") x 1.66m (5' 5")

Fitted with a low-level WC, vanity wash hand basin, worktop with recess and plumbing for a washing machine, and wall-mounted shelving. Karndean flooring, double-glazed window to the front elevation, radiator and ceiling light.



Living Room

3.56m (11' 8") x 4.58m (15' 0")

Spacious living room featuring a bespoke media wall incorporating a TV recess, fitted electric remote control fire with feature lighting, and shelving with downlights. Double-glazed round window to the rear elevation and further double-glazed window to the front elevation. Fitted cupboard housing the meters, carpeted flooring, radiator and central ceiling light.



Bedroom

3.60m (11' 10") x 4.52m (14' 10")

Stairs leading to the first-floor bedroom, featuring double-glazed windows to both the front and rear elevations, radiator, access to an insulated loft space, wall-mounted cupboard housing the boiler, power points and carpeted flooring.

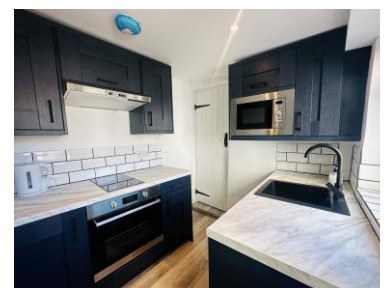


En-suite Shower Room

Fitted with a low-level WC, vanity wash hand basin with mixer taps, and shower cubicle. Fully tiled walls, vinyl floor tiles, extractor fan, wall-mounted shelving and ceiling downlights.

Outside

The property benefits from a communal York stone courtyard, together with a wall-mounted post box and external PIR security light.



Disclaimer 1

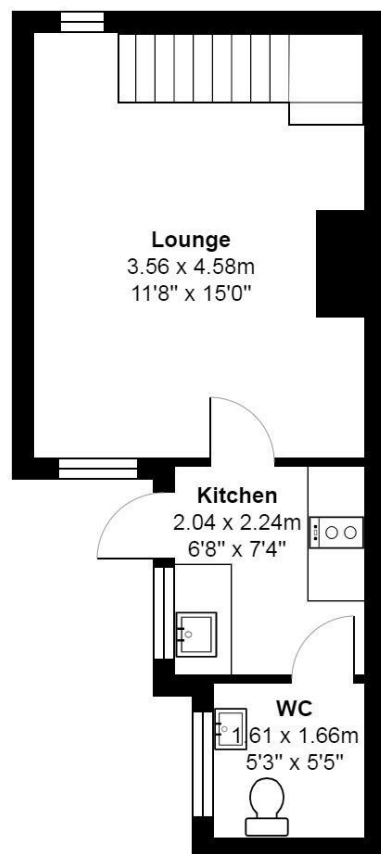
Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statement or representations of fact, but must satisfy 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.

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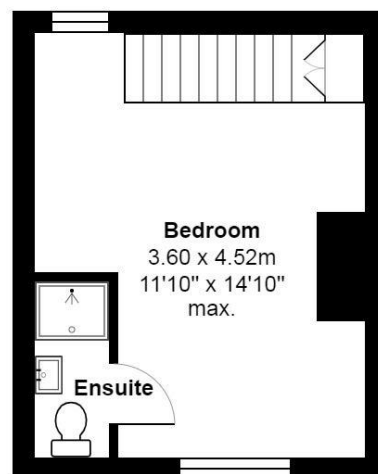
We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in

working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.





Ground Floor



First Floor

Total Area: 40.2 m² ... 433 ft²

All measurements are approximate and for display purposes only