



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

82, Bond Street, Macclesfield, SK11 6QS

A substantial three story weaver's cottage in the heart of Macclesfield town centre ready for immediate occupation.

Guide Price £209,950

Constructed of brick, this delightful three story weaver's cottage offers the discerning purchaser a wonderful home ready for immediate occupation. The accommodation briefly comprises on the ground floor, a lounge, and a kitchen with fitted appliances whilst to the first floor there is a double bedroom and bathroom/WC. A magnificent 27ft bedroom with study area can be found on the second floor. A new gas fired central heating system has been installed.

There is a communal courtyard to the rear of the property.

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 War memorial adjacent to Park Green and Park Street turn into Park Street and continue to the roundabout. Continue straight on into Park Lane bearing right after a short distance at the traffic lights into Bond Street. The property can be found after a short distance on the right hand side.

ACCOMMODATION

GROUND FLOOR

LOUNGE 12'4" x 12'

With radiator, fire recess.

KITCHEN 10'9" x 9'8"

Enjoying high gloss units, four ring electric hob with extractor hood, oven/grill, stainless steel sink unit, part tiled walls, radiator, under stairs cupboard.

FIRST FLOOR

LANDING

With stairs to second floor.

BEDROOM 1 12'5" x 12'

With radiator.

BATHROOM/WC 14'7" x 6'3"

With paneled bath and overhead electric shower, pedestal wash hand basin, low level WC, radiator/towel rail.

SECOND FLOOR

BEDROOM 2 27' x 12'4"

A fabulous room taking full advantage of the views over Macclesfield, study/seating area, two radiators.

OUTSIDE

Communal gardens as previously mentioned.

Tenure:

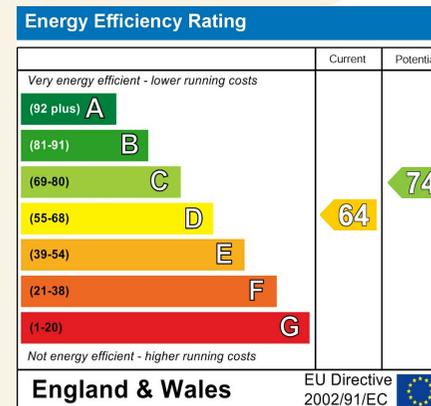
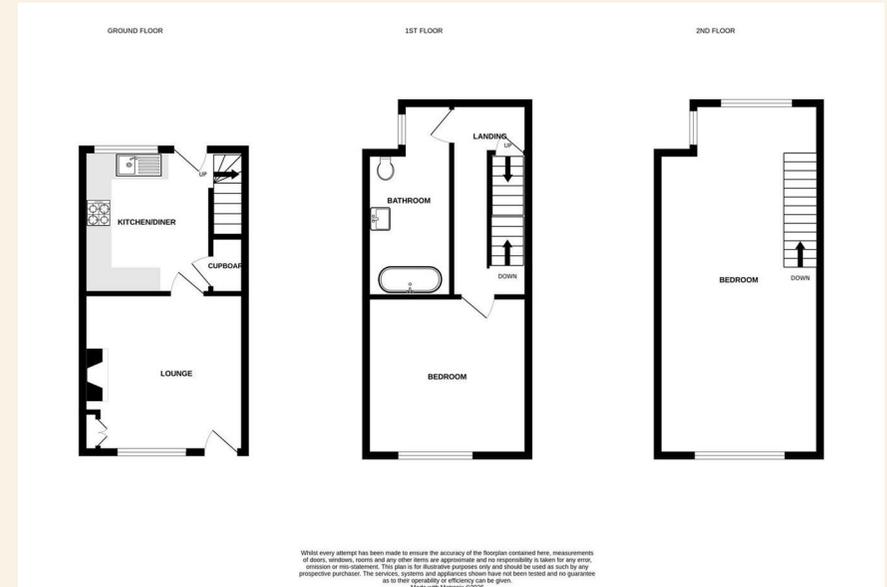
Leasehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings:

Strictly by appointment through the Agents.

Possession:

Vacant possession upon completion.



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