

www.rooftops.co.uk

**SALE**

# Rooftops

**Sales Letting & Management**



## *Collingwood Close, Macclesfield, SK10 3BA*

DECEPTIVELY SPACIOUS

THREE DOUBLE BEDROOMS

PARKING FOR 2 VEHICLES

MID TERRACE

WORKSHOP/STORAGE

SINGLE GARAGE

A deceptively spacious three double bedroom mid-terrace home, ideally located within walking distance of the local primary school and convenience store, and a short drive from Macclesfield town centre with its shops, cafés, restaurants, and mainline train station to Manchester Piccadilly and London Euston. The Peak District National Park is nearby, perfect for outdoor enthusiasts. Accommodation comprises entrance hall, utility room, kitchen with freestanding cooker, American-style fridge freezer and dishwasher, and a bright living/dining room with patio doors to the garden, ideal for summer entertaining. Upstairs are three double bedrooms and a shower room. Outside offers off-road parking for two vehicles, garage, secure workshop, and enclosed garden with patio, pond and lawn. Excellent potential to personalise. Council Tax B, gas central heating, double glazing, EPC C. Tenure believed Freehold (to be confirmed).

Guide Price

**£215,000**

*Sell with confidence, sell your property with* **Rooftops**

## Entrance Hall

UPVC front door, ceiling light, radiator, wall mounted coat hooks, fitted door mat, power points.

## Utility Room

1.79m (5' 10") x 1.68m (5' 6")

Ceiling light, wall mounted (Ideal) gas fired central heating boiler, plumbing for washing machine, recess for dryer, work top, window to front elevation, power points.

## Kitchen

2.58m (8' 6") x 3.63m (11' 11")

Ceiling light, double glazed window to front elevation, laminate flooring, fitted cream kitchen units with one and half bowl sink unit and drainer, part tiled walls, free standing oven and gas hob, dishwasher, American style fridge freezer, serving hatch to living room, work tops and radiator, power points.

## Living/Dining Room

5.72m (18' 9") x 4.94m (16' 2")

Ceiling light, wood effect flooring, radiator, double glazed patio doors and window leading to rear enclosed patio and garden. Hatch to kitchen. Spiral Staircase leading to first floor. TV aerial point, power points.

## Landing

Ceiling light, large storage cupboard with hanging, and separate wall mounted shelving over stairs.

## Bedroom One

3.06m (10' 0") x 3.24m (10' 8")

Ceiling light, radiator, double glazed window to rear elevation and carpet flooring, power points.

## Bedroom Two

2.62m (8' 7") x 4.01m (13' 2")

Ceiling light, radiator, double glazed window to the rear elevation, carpet flooring, power points.

## Bedroom Three

2.64m (8' 8") x 2.65m (8' 8")

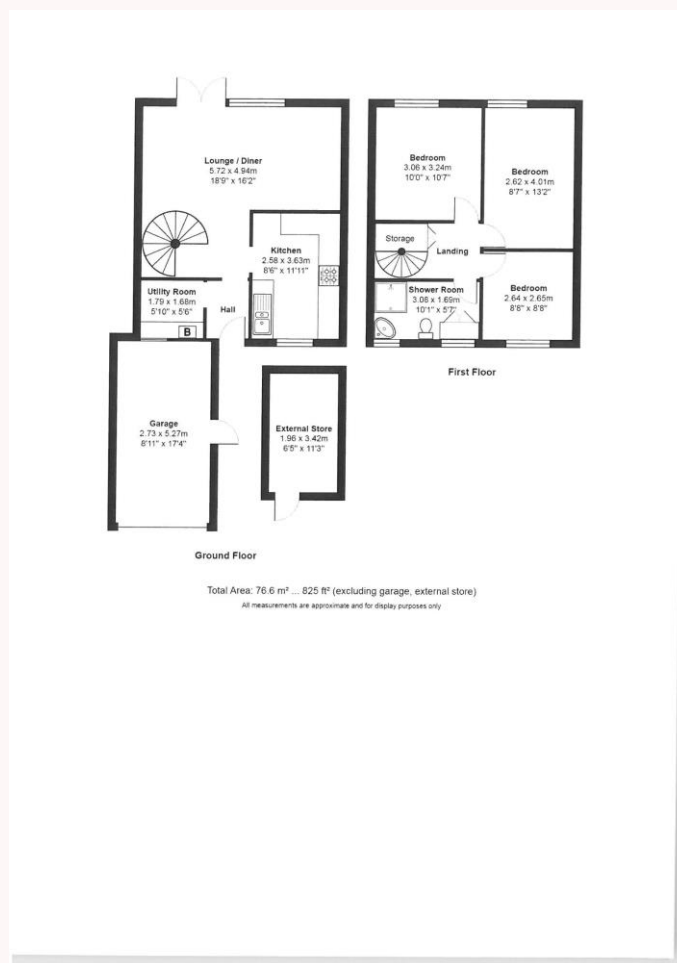
Ceiling light, radiator, double glazed window to the front elevation, and carpet flooring, power points.

## Shower Room

3.08m (10' 1") x 1.69m (5' 7")

Good size shower room with ceiling light, shower cubicle, w.c., corner vanity wash hand basin with storage, further large storage cupboard, radiator, part tiled walls, vinyl flooring, two double glazed windows to the front elevation.

## Floorplans



**Garage**

2.73m (8' 11") x 5.27m (17' 3")

Single garage with up and over door, plus personal door to side. Ceiling light and power. Wall mounted shelving.

**Workshop**

1.96m (6' 5") x 3.42m (11' 3")

Excellent size workshop or storage shed with power and light and wall mounted shelving.

**Front Outside Space**

To the front of the property there are two parking spaces in front of the garage and workshop, along with steps leading to the front door and paved area. Outside water tap and light.

**Rear Garden**

Fully fenced rear garden, with large patio area, raised pond and steps leading to lawn area, with garden shed.

**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.