



17 Tabor Street, Macclesfield, SK11 7LJ

£215,000

- Beautifully presented two bedroom home offers bright, spacious accommodation
- Two well-proportioned double bedrooms, bathroom fitted with a corner bath and mixer shower
- A gate to the rear provides direct access to the allocated parking space, with additional visitor parking also available
- A modern fitted kitchen and a welcoming living space, with direct access to the garden through a glazed door
- Externally, there is a neat stone-flagged garden area to the front, while the rear garden is attractively tiered and fully enclosed with panel fencing

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Tucked away in a quiet and attractive mews development, this beautifully presented two bedroom home offers bright, spacious accommodation just moments from the scenic Macclesfield Canal, The Hollins, and within easy walking distance of the town centre. With excellent transport links, local amenities, and green spaces all close by, this property is ideally suited for first-time buyers, young professionals, or downsizers alike.

Internally, the property is well laid out over two floors. On the ground floor, you'll find a modern fitted kitchen to the front, featuring a range of base and wall units, gas hob, electric oven, stainless steel extractor hood, and plumbing for both a washing machine and dishwasher. To the rear, a generous lounge provides a bright and welcoming living space, with direct access to the garden through a glazed door. The room also benefits from laminate flooring, under-stairs storage, and both television and telephone points.

Upstairs, the landing provides access to two well-proportioned double bedrooms. Bedroom one enjoys a rear aspect overlooking the garden, while bedroom two is front-facing and includes a built-in cupboard housing the central heating boiler. The bathroom is fitted with a corner bath and mixer shower, pedestal wash basin, low level WC, tiled flooring, and an extractor fan.

Externally, there is a neat stone-flagged garden area to the front, while the rear garden is attractively tiered and fully enclosed with panel fencing. It includes a lawned area and two spaces, perfect for outdoor dining or relaxing in the warmer months. A gate to the rear provides direct access to the allocated parking space, with additional visitor parking also available.



Council Tax Band: B



Entrance Porch

Tiled flooring, built-in storage cupboard.

Lounge

16'2" x 11'5"

Spacious and light-filled reception room with a large rear window and glazed door opening onto the garden. Features include a TV point, telephone point, laminate flooring, and under-stairs storage.

Kitchen

11'5" x 10'11" reducing to 8'5"

A modern fitted kitchen with a range of base and wall units, gas hob, electric oven, and stainless steel extractor. There is plumbing for both a washing machine and dishwasher, a stainless steel sink with mixer tap, tiled flooring, double radiator, and a front-facing double glazed window.

Landing

Access to the loft.

Bedroom One

11'5" x 9'10"

A good-sized double room with rear aspect double glazed window and radiator.

Bedroom Two

11'5" reducing to 8'6" x 10'3"

A second double bedroom with front aspect double glazed window, radiator, and cupboard housing the central heating boiler.

Bathroom

Comprising a corner bath with mixer shower, pedestal wash basin, low level WC, tiled floor and part tiled walls, extractor fan, and radiator.

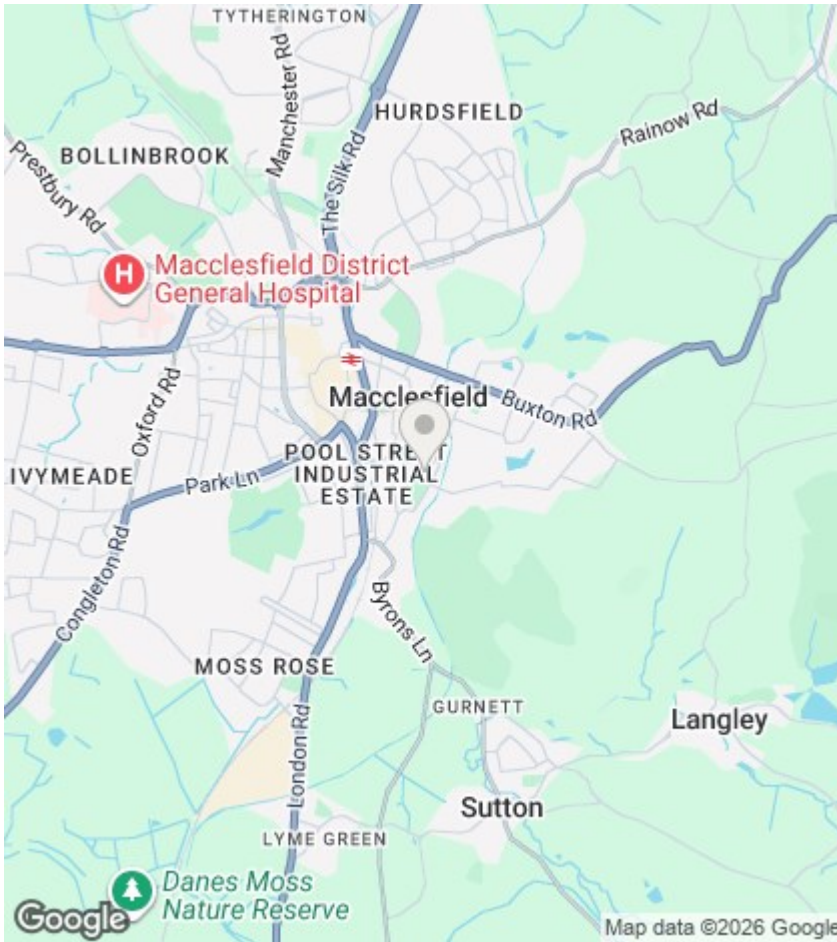
Outside

To the front, a neat stone-flagged garden area offers a pleasant approach. The rear garden is attractively tiered, featuring stone-flagged patio areas, a central lawn, and well-maintained flower beds, all enclosed by panel fencing. A rear gate leads directly to the allocated parking space, with additional visitor parking also available.

AML REGULATIONS. We are required by law to

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Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

