



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Crowther|Key

SALES

£239,995

2

1



109 Macclesfield Road
High Peak SK23 7DH

CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk



NO ONWARD CHAIN!! This property has real period charm – original fireplaces, bay windows, built-in storage – combined with modern comforts like a combi boiler (efficient gas central heating/hot water) and rear access. The cobbled rear yard is low-maintenance (great for buyers wanting easy outdoor space), and that detached garage is a big bonus in a terrace (parking/storage gold dust in Whale Bridge!). Downstairs flow (lounge + dining room) feels spacious for family life or entertaining.

Hall

Original tiled floor, radiator, original fireplace.

Lounge 15' x 12',

Bay window, double radiator, original fireplace.

Dining Room 12'10" x 11',

Victorian reproduction fireplace, radiator, original built-in cupboards + shelves, door to rear.

Kitchen 9' x 8'2"

Fitted units and worktops, wall cupboards, inset sink, plumbing for washing machine, door to rear, double radiator, Sime combi boiler, four ring gas hob, extractor hood, built-under electric oven, under stairs cupboard with electric DPC.

Landing

Bathroom

Timber panelled bath and shower, low-flush WC, wash hand basin, radiator.

Bedroom 12'9" x 9'10"

Original sash window, Victorian reproduction fireplace, double radiator.

Bedroom 15'8" x 12'

Two original sash windows, Victorian reproduction fireplace, built-in cupboards, double radiator.

Detached Garage 15'9" x 9'3"

Electric light + power, plastic coated metal door, service door to side.

Outside

Cobbled yard to rear.

Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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