

www.rooftops.co.uk

SALE

Rooftops

Sales Letting & Management



Waller Street, Macclesfield, SK11 7NT

Investment opportunity – tenant in situ

Two bedrooms

Dining kitchen with integrated appliances

Well-presented mid-terrace cottage

Spacious living room

Gas central heating

WALKING DISTANCE TO MACCLESFIELD TOWN CENTRE & TRAIN STATION A well-presented two-bedroom mid-terrace cottage, being sold with a tenant in situ, making this an ideal opportunity for investment landlords seeking an established rental investment. The property is conveniently located within walking distance of Macclesfield town centre, which offers a wide range of shops, cafés, bars and restaurants, together with Macclesfield's mainline railway station, providing excellent transport links. The accommodation briefly comprises an entrance into the living room, leading through to a dining kitchen fitted with a gas hob, electric oven/grill, fridge freezer and washing machine. There is also access to a rear communal courtyard. To the first floor are two bedrooms, with Bedroom 1 being a good-sized double and Bedroom 2 a single room. Both served by a shower room fitted with a WC and wash hand basin. The property further benefits from gas central heating, double glazing, EPC rating C, Leasehold.

Asking Price

£144,950

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

LIVING ROOM

3.86m (12' 8") x 3.61m (11' 10")

Laminate flooring, double-glazed window to the front elevation, hardwood front door, corner cupboard housing meters, feature stove, wall-mounted heating controls, radiator, power points and ceiling light. Ceiling smoke detector, carpeted stairs leading to the first floor and wooden door providing access into the dining kitchen.

DINING KITCHEN

3.88m (12' 9") x 2.94m (9' 8")

Modern cream wall and base units with black worktops, stainless steel single drainer sink unit with mixer taps, gas hob with extractor hood over, electric oven/grill, fridge freezer and washing machine. Part-tiled walls, laminate flooring, radiator, power points and ceiling light. Double-glazed window to the rear elevation and UPVC double-glazed door providing access to the rear communal courtyard. Gas-fired central heating boiler housed within a wall unit.

BEDROOM 1

3.88m (12' 9") x 3.61m (11' 10")

Carpeted flooring, power points, ceiling light, radiator and double-glazed window to the front elevation.

BEDROOM 2

2.04m (6' 8") x 2.96m (9' 9")

Carpeted flooring, power points, ceiling light and double-glazed window to the rear elevation.

SHOWER ROOM

1.79m (5' 10") x 1.85m (6' 1")

Fitted with a corner shower enclosure, low-level WC and pedestal wash hand basin. The room features fully tiled walls, wood-effect flooring, radiator and ceiling light, together with a frosted double-glazed window to the rear elevation.

COMMUNAL YARD

Paved and enclosed communal rear yard, providing a low-maintenance outdoor area with fenced boundaries.

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

Floorplans



Ground Floor

First Floor

Total Area: 51.5 m² ... 555 ft²

All measurements are approximate and for display purposes only

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.