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SALE

Rooftops

Sales Letting & Management



South Park Road, Macclesfield, SK11

Spacious living area

Prime Location

Gas Central Heating

Walking distance to South Park

Close to the train station

Energy Efficiency Rating D

LANDLORDS / INVESTORS ONLY – SOLD WITH TENANT IN SITU, An excellent buy-to-let investment opportunity, ideally located within walking distance of Macclesfield town centre, its wide range of amenities, bars, restaurants and the mainline railway station, whilst also being close to beautiful open countryside. This mid terrace briefly comprises an entrance, lounge/dining room, fitted kitchen with oven and hob, two bedrooms, and a bathroom with a three-piece suite and over-bath shower (accessed via the second bedroom). Externally, there is a pleasant communal rear courtyard. Benefits include double glazing throughout, a replacement boiler fitted in 2019, a full electrical rewire completed in 2021, and an Energy Efficiency Rating of D.

Guide Price

£139,950

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Lounge/Diner

22'10" (6m 95cm) x 11'1" (3m 37cm)

Double glazed uPVC door with glazed panels leading into the open plan lounge/diner, double glazed uPVC window to the front elevation, dark wood flooring, brick fireplace, central ceiling lights, radiator, power points, TV aerial point.

Kitchen

10'0" (3m 4cm) x 5'0" (1m 52cm)

Fully fitted kitchen with a range of wall and base units with marble effect work surfaces, chrome sink and drainer with mixer tap, double glazed uPVC window to the rear elevation, double glazed uPVC door to the rear elevation, vinyl flooring, inset spot lights, power points.

Bedroom one

11'2" (3m 40cm) x 9'9" (2m 97cm)

Wooden door, double glazed uPVC window to the front elevation, carpet flooring, central ceiling light, radiator, power points.

Bedroom two

11'1" (3m 37cm) x 10'1" (3m 7cm)

Wooden door, double glazed uPVC window to the rear elevation, carpet flooring, central ceiling light, built in cupboard, radiator, power points.

Bathroom

5'4" (1m 62cm) x 4'11" (1m 49cm)

Wooden door, double glazed uPVC window to the rear elevation, inset spot lights, walls and floor tiled, bath with shower over, wash hand basin, low level WC, radiator.

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

Floorplans

exchange of contracts.