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**SALE**

# Rooftops

**Sales Letting & Management**



## *St. Georges Street, Macclesfield, SK11 6TD*

CONSERVATION AREA

WELL PRESENTED

3 STOREY MID TERRACE

2 DOUBLE BEDROOMS

INTEGRAL GARAGE

POTENTIAL TO CONVERT GARAGE

PRIME LOCATION, STYLISH THREE-STOREY TERRACE WITH GARAGE. Located in a highly desirable conservation area of Macclesfield, this attractive home offers, flexible living across three floors, perfect for first-time buyers, professionals, or investors alike. A short walk to the town centre and mainline station, with easy access to the Peak District and surrounding countryside. Set back from the pavement, with a walled, paved forecourt with wrought-iron railings and a gate, perfect for a sunny morning coffee. The property briefly comprises a recently fitted kitchen complete with electric oven, hob, extractor hood, and fridge freezer, alongside a spacious L-shaped living room. First floor: two double bedrooms and bathroom featuring a bath with shower over, wash basin, WC, and heated towel rail. Lower ground floor: giving access to the integral garage and utility space with plumbing plus additional storage. GFCH and double glazing throughout. Freehold, EPC Rating: C, Council Tax Band: B.

Asking Price

**£229,950**

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## KITCHEN

11'6" (3m 50cm) x 7'4" (2m 23cm)

Kitchen (11'6" x 7'4") – A bright, well-presented kitchen accessed via a UPVC front door, featuring modern grey units with matching worktops and tiled splashbacks. Includes a built-in electric hob with oven below and extractor hood above, plus a stainless steel sink unit. There are three double power points and one single. The room also houses a wall-mounted Worcester gas boiler, laminate flooring, a radiator, a freestanding fridge freezer, and space for additional appliances. Finished with a UPVC sash window to the front elevation.

## LIVING ROOM

11'6" (3m 50cm) x 18'3" (5m 56cm) maximum

Living Room – An L-shaped, light and spacious living area featuring laminate flooring, two radiators, and two ceiling lights. Includes a TV point, two double power points, and two single power points. The room benefits from two UPVC sash windows with rails and curtains, along with stairs providing access to both the first floor and the lower ground floor.

## LANDING

Landing – Carpeted stairs and landing area with two handrails, a ceiling light, and a smoke detector. Hatch access to the loft.

## BEDROOM 1

11'6" (3m 50cm) x 9'8" (2m 94cm)

Bedroom 1 – A comfortable room featuring carpeted flooring, a radiator, and two UPVC sash windows to the rear elevation, complete with rails and curtains. Includes a ceiling light, two double power points, and a freestanding wardrobe.

## BEDROOM 2

11'6" (3m 50cm) x 7'6" (2m 28cm)

Bedroom 2 – A well-proportioned room with carpeted flooring, a central ceiling light, and two UPVC sash windows fitted with rails and curtains. Features a radiator, one double and one single power point, and a built-in wardrobe with hanging space and shelving.

## BATHROOM

5'6" (1m 67cm) x 6'10" (2m 8cm)

Bathroom – central ceiling light, vinyl flooring, partially tiled walls, extractor fan, and heated towel rail. Fitted with a suite including a WC, pedestal wash basin, and a panelled bath with shower above, plus a built-in cupboard.

## GARAGE

## Floorplans



Measurements are approximate. Not to scale. For illustrative purposes only.

7'11" (2m 41cm) x 18'5" (5m 61cm)

Single garage – accessed internally from the lower ground floor hallway, with double wooden doors opening onto the cobbled driveway. The garage is equipped with power and lighting, a water tap, and plumbing for a washing machine. It also houses the electric meter, offers under-stairs storage, and provides access to a larger storage area with limited headroom.

#### **OUTSIDE**

To the front, the property is set back from the pavement behind a walled, paved area with wrought-iron railings and a gate, an ideal sunny spot for a bench and morning coffee, or for bin storage. To the rear, a cobbled shared driveway provides access to the integral garage.

#### **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.