



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

28, Clowes Street, Macclesfield, SK11 8HX

A brick constructed end terrace cottage occupying a delightful end of cul-de-sac location and within a short stroll of local shops, bars and restaurants.

Guide Price £197,500

Constructed of brick, this beautiful end terrace cottage offers the discerning purchaser a wonderful home ready for immediate occupation. The accommodation briefly comprises on the ground floor a 15ft lounge with access to cellar, kitchen with built-in appliances and a rear porch with access to the private courtyard.

To the first floor the landing allows access to two good sized bedrooms and a shower room/WC. A gas fired central heating system has been installed.

There is a private enclosed terrace garden to the rear with decking.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 5 and 30 minutes drive of the property.

Directions: From the roundabout in the centre of Macclesfield adjacent to Sainsbury's superstore proceed to the next roundabout adjacent to the regency hospital continuing straight across into Oxford Road. After a short distance turn right into Francis Street and take the second turning left into Clowes Street where the property can be found towards the end of the cul-de-sac on the left hand side.

ACCOMMODATION

LOUNGE 15'4" x 13'3

With two radiators, stairs to first floor, storage cupboard with meters, breakfast bar with granite top, access to kitchen, trap door with access to cellar.

KITCHEN 8' x 7'6"

Laminate units, four ring gas hob with extractor hood, oven/grill, stainless steel sink unit, plumbing for washing machine, part tiled walls.

REAR PORCH

With patio doors to rear courtyard.

FIRST FLOOR

LANDING

BEDROOM 1 11'10" x 8'5"

With radiator, airing cupboard with lagged hot water cylinder and wardrobe space, built-in wardrobe.

BEDROOM 2 7'7" x 7'5"

With radiator.

SHOWER/WC

Beautiful fitted shower room with shower, low level WC, wash hand basin, part tiled walls, radiator/towel rail.

Rear enclosed courtyard as previously mentioned with decking.

Tenure:

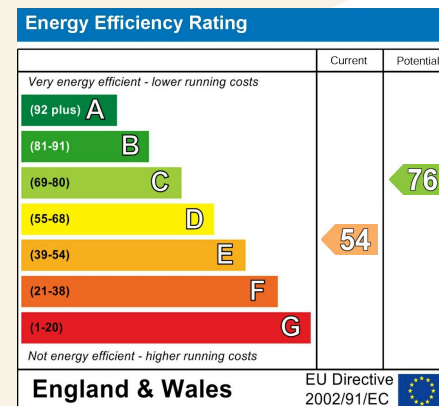
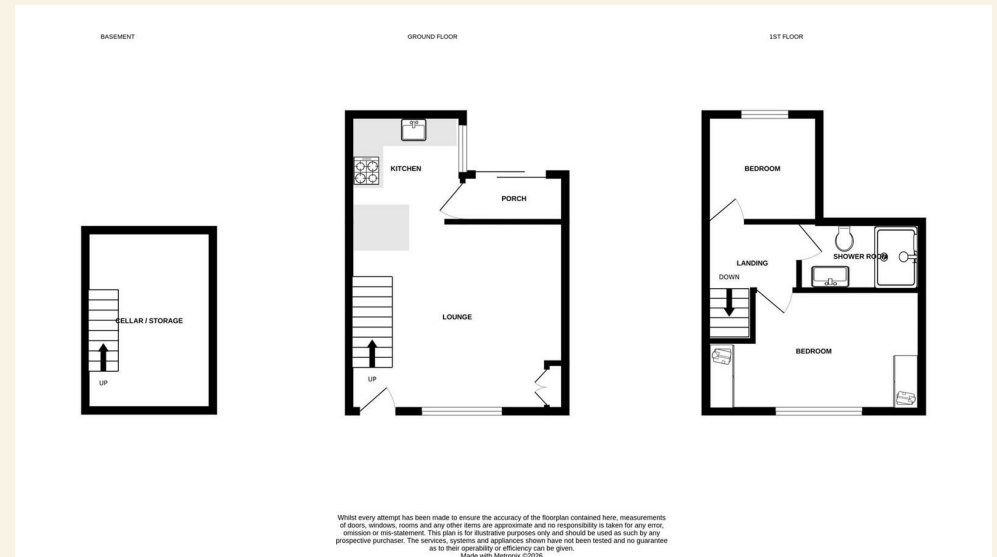
Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings:

Strictly by appointment through the Agents.

Possession:

Vacant possession upon completion.



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