

FOR SALE



Vincent Street, Macclesfield

3 Bedrooms, 1 Bathroom, Town House

Offers In Excess Of £190,000


MARTIN&CO



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3 Bedrooms, 1 Bathroom

Offers In Excess Of £190,000

- Centrally Located
- Spread Over Three Floors and a Mezzanine
- Close To Local Shops And Amenities
- Excellent Commuter Links
- No Onward Chain



OVERVIEW

Martin & Co Macclesfield are thrilled to welcome to the sales market this 3-bed, 3-storey town house in central Macclesfield.

Situated on the cusp of central Macclesfield, but far enough away that it is still quiet and peaceful, this property is within walking distance of all the local shops, amenities, high-achieving local schools, and useful commuter links you will need.

The property is light and airy with contemporary décor throughout making it a pleasant property. It makes good use of the available space with the incredible mezzanine on the third floor making it feel more like a trendy London loft apartment than a cosy, mid-terraced property in northwest England.

So, what's inside? Well, there is a bedroom/study/office and huge, integral garage on the ground floor. Moving to the first floor, there are two bedrooms and a bathroom slotted between the two. The second floor consists of a 'L' shaped kitchen/diner and comfy living room with that amazing mezzanine in the roof space.

And let's not forget that to the rear of the property there is a private driveway, meaning there is space for two vehicles at this property, not just one!



While this property would make a good, homely first property for you first time buyers out there, the eagle-eyed, savvy investors and portfolio landlords should not discount this property either – it is within striking distance of everything someone living and working in Macclesfield needs. It would also be a more cost-effective option for those who need to commute further afield, for example, Manchester, as there is off-road parking, and the Macclesfield Train Station is also moments away.

So, if this property is piquing your interest, be sure to get in touch with us today to get that all important viewing booked!

KITCHEN/DINER 11' 6" x 11' 8" (3.52m x 3.56m)

Located on the second floor, the kitchen/diner features beech affect base and wall mounted kitchen cabinets with a full complement of appliances; oven, gas hob, dishwasher, fridge/freezer and washing machine.

LIVING ROOM 16' 11" x 11' 6" (5.16m x 3.53m)

Also found on the second floor, the huge living room is inviting and relaxing. A set of space saving stairs lead up to the mezzanine...

MEZZANINE 11' 6" x 8' 9" (3.53m x 2.67m)

A brilliant use of space and something that could be utilised as an office space or even a fourth bedroom

BEDROOM ONE 11' 10" x 11' 7" (3.63m x 3.54m)

This 'L' shaped double bedroom is found on the first floor and boasts its own Juliet balcony!



BEDROOM TWO 18' 1" x 10' 11" (5.53m x 3.33m)

Another good-sized double bedroom on the first floor with fitted wardrobes that cover the entirety of one of the walls.

BEDROOM THREE/STUDY/OFFICE 8' 7" x 7' 5" (2.63m x 2.28m)

This small double bedroom is situated on the ground floor, on the left as you enter the property.

BATHROOM 5' 10" x 5' 4" (1.80m x 1.64m)

Contains everything you need from a modern bathroom; a bath with shower, wash basin and toilet.

INTEGRAL GARAGE 18' 6" x 11' 8" (5.64m x 3.58m)

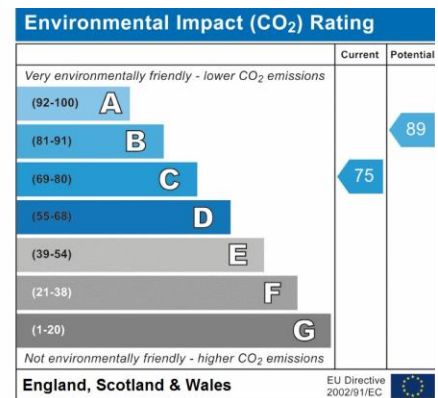
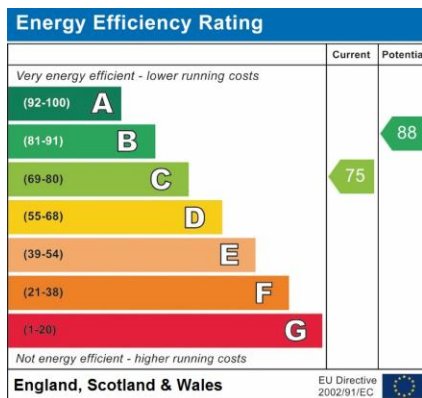
The huge garage houses the boiler and is a good spot for placing your dryer

DRIVEWAY

Found to the rear of the property and can accommodate one vehicle.

SUMMARY

Equally adept as a fabulous first home or an excellent addition to your lettings portfolio, this 3-storey, 3-bedroom town house is sure to tickle your tastebuds! Come and take a look... No Chain.







3-BED, MID-TERRACED PROPERTY

TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

