

**FOR SALE**



**London Road, Macclesfield**

**2 Bedrooms, 1 Bathroom, End Terraced House**

**Asking Price Of £220,000**



## London Road, Macclesfield

2 Bedrooms, 1 Bathroom

Asking Price Of £220,000

- Beautifully Restored, End-Terraced, Property
- Highly Energy Efficient – B Rating
- Dedicated Parking Space To The Rear
- Offered With No Chain!
- Macclesfield Train Station Nearby



### **OVERVIEW**

*Martin & Co Macclesfield are thrilled to welcome to the sales market this gorgeous, end-terraced, property adjacent to the historic Hewetson & Albion mills buildings in Macclesfield.*

*Perched on the southern edge of Macclesfield, this wonderfully restored property has a lot going for it. It may not look like much from the front, but it opens out to the rear with a huge parking area, and your own private, picturesque, river walk!*

*The property itself briefly consists of a good-sized utility room, and considerable, open-plan, kitchen/diner on the ground floor. Moving upstairs, there are two, broad, double bedrooms with fitted wardrobes, and an extensive bathroom placed in between.*

*Outside, there is an enclosed courtyard to the front, and a low-maintenance yard to the rear. There is also a huge, resident's only, car park, as well as easy access to the River Bollin via a wooden foot bridge.*

### **LIVING ROOM 12' 11" x 11' 4" (3.96m x 3.47m)**

The sizeable living room shares a pleasing open-plan design with the kitchen/diner. French doors open out into the rear garden.

### **KITCHEN/DINER 15' 7" x 9' 10" (4.76m x 3.00m)**

Features a well-appointed, fitted kitchen with a plethora of base and wall mounted kitchen cabinets, with contrasting black work tops. Integrated within are a gas hob, electric oven, fridge/freezer, in addition to a dedicated space for your dishwasher.



**UTILITY ROOM 9' 1" x 5' 8" (2.78m x 1.75m)**

Boasts more fitted cupboards with a stainless-steel sink/drain, a toilet, and plumbing for your washing machine and a space for your dryer.

**BEDROOM ONE 13' 0" x 12' 8" (3.97m x 3.88m)**

A double bedroom with fitted wardrobes.

**BEDROOM TWO 13' 0" x 10' 11" (3.98m x 3.35m)**

Another well-proportioned double bedroom with fitted wardrobes of its own

**BATHROOM 8' 2" x 6' 0" (2.51m x 1.84m)**

A generous bathroom with a toilet, wash basin, and double, walk-in shower.

**LANDING 13' 8" x 6' 7" (4.18m x 2.01m)**

Hosts a handy storage cupboard.

**REAR GARDEN**

An easy to maintain, terraced rear garden. Fully enclosed and offers access to your dedicated parking spot to the rear.

**PARKING**

Parking is afforded via your own, private spot to the rear of the property in a resident's only car park.

**OTHER POINTS OF NOTE**

Benefits From Gas Central Heating – Worcester Bosch Boiler In Place  
 Double Glazed Throughout  
 Electric Car Charging Points To The Rear

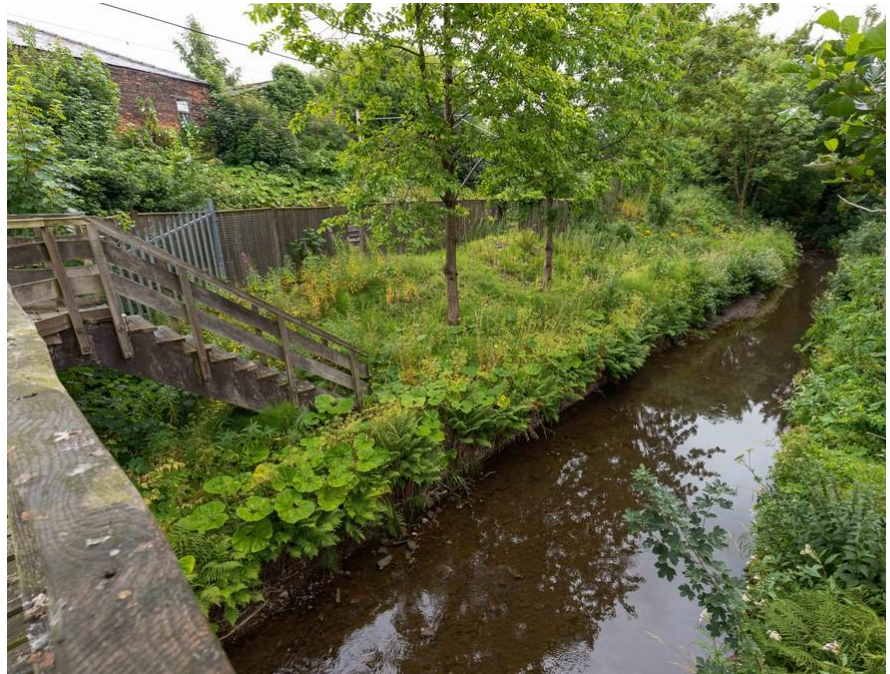
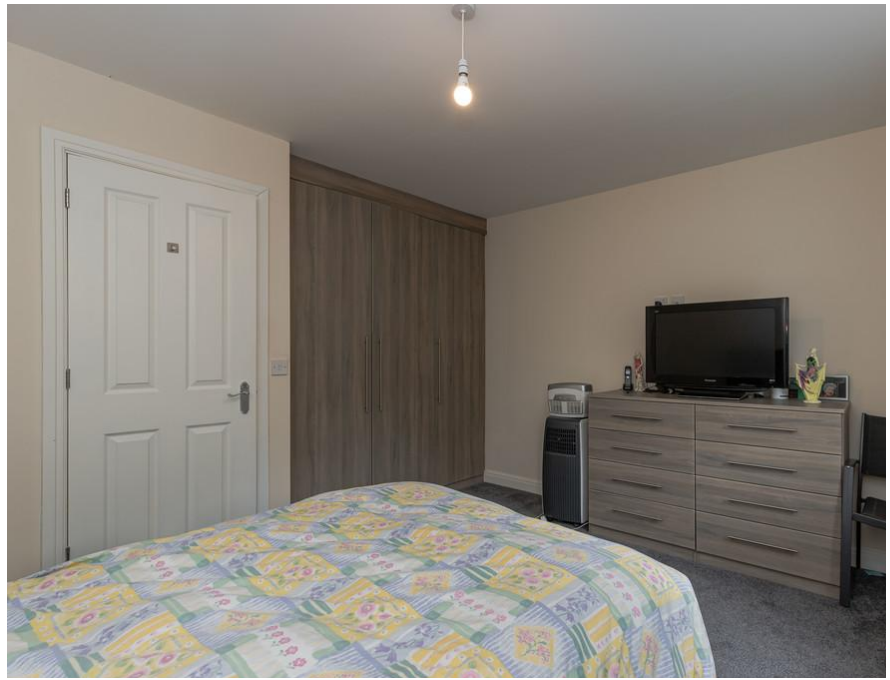


**SUMMARY VIEW**

*This property is a stunning renovation and acts as a gateway to Macclesfield and beyond.*

*The location is superb too, with easy access to all the local shops, amenities, cafes, restaurants, and well-known high street chains you could need. Not to mention excellent commuter links to Manchester – via road or rail – in addition to Manchester airport being 25 minutes away.*

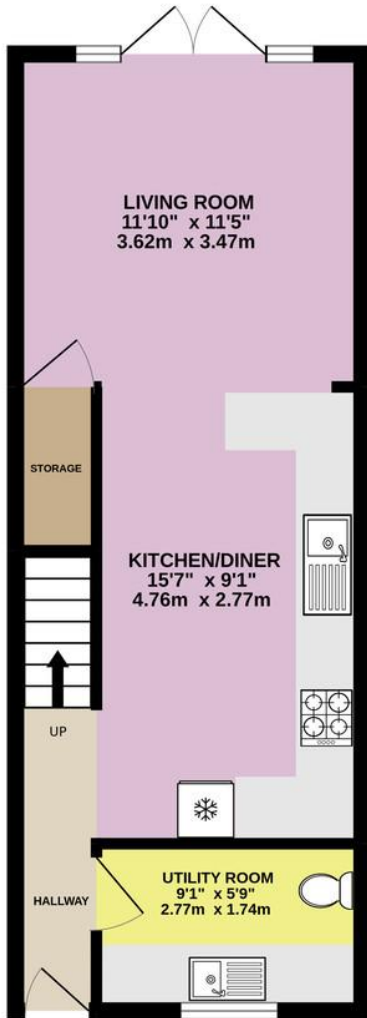
*So be sure to study the floor plans, take another look at the photographs, and be sure to get that all-important viewing booked right away.*



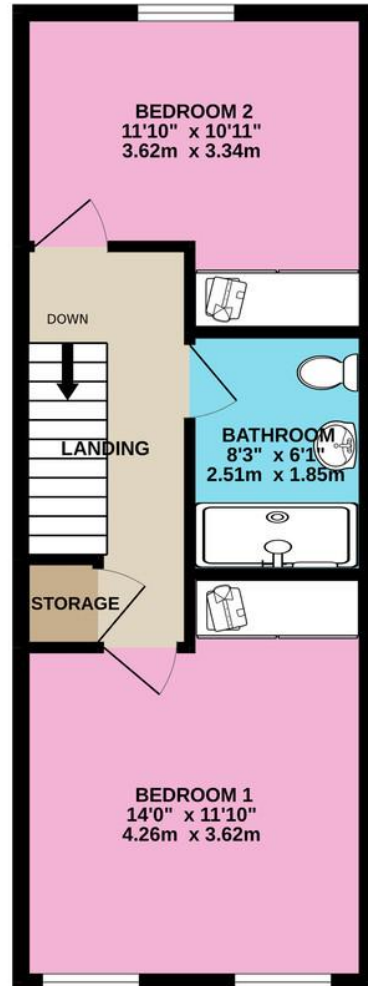
| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         | 98        |
| (81-91) <b>B</b>                            | 94                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |



GROUND FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



2-BED, MID-TERRACED PROPERTY

TOTAL FLOOR AREA: 782 sq.ft. (72.7 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.