

TO LET



Chester Road, Macclesfield

2 Bedrooms, 1 Bathroom, End Terrace

£795 pcm



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End Terrace,
2 bedroom, 1 bathroom

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Date available: 27th August 2022

Deposit: £917

Part Furnished

Council Tax band: A

- Central Location
- Partly Furnished
- Close To Local Shops & Amenities
- Gorgeous Rear Garden
- Pets Welcomed
- Stone's Throw From Macclesfield General Hospital
- Gas Central Heating

OVERVIEW

Martin & Co Macclesfield are thrilled to offer the rental market this lovely, 2-bed, part-furnished, end-terraced property!

Finished wonderfully throughout, this fabulous property is the ideal for a single professional or couple, or the first stop for those of you who have flown the nest but want the useful flexibility of renting.

Benefitting from a pleasing, open-plan design on the ground-floor, this homely abode is sure to be the envy of your friends and family, from the full complement of kitchen appliances, the beautiful rear terraced garden, to that stunning first-floor bathroom.

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



So, what does this property contain? Well, there is an open-plan lounge/diner, and a fully fitted kitchen on the ground floor. Moving upstairs, there are two bedrooms and a splendid bathroom. There is also a cellar level too!

Externally, there is a fully enclosed, and private, rear garden with multiple patios.

Viewing Essential

LIVING ROOM 12' 5" x 11' 10" (3.79m x 3.61m)

Laminate flooring underfoot, two, two-seater sofas, and a shared space with the dining room – great for entertaining.

DINING ROOM 10' 5" x 9' 3" (3.19m x 2.83m)

The kitchen spills over into the dining room with added cupboards and drawers that match fitted kitchen and houses the double, electric oven, and electric hob.

KITCHEN 7' 5" x 6' 4" (2.27m x 1.94m)

Well-appointed, modern kitchen with integrated fridge/freezer, sink/drain, washing machine, and dishwasher.

CELLAR 11' 2" x 9' 0" (3.42m x 2.75m)

A handy storage space with lighting.

BEDROOM ONE 12' 2" x 11' 10" (3.73m x 3.61m)

The huge front bedroom is a good-sized double with an



accompanying double bed, two bedside tables, chest of drawers and wardrobe.

BEDROOM TWO 10' 0" x 6' 3" (3.05m x 1.93m)

A large single bedroom with wardrobe.

BATHROOM 7' 9" x 6' 4" (2.38m x 1.94m)

The gorgeous bathroom features a white, 3-piece suite which includes a bath with shower, toilet, and wash basin. There is a cleverly designed vanity mirror with lighting and shaving point too.

REAR GARDEN 8' 5" x 7' 10" (2.58m x 2.41m)

Utterly ideal for sitting out in the twilight days of this hot summer; features two patio areas, and decorative planters.

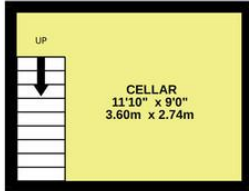
SUMMARY VIEW

Covertly tucked away on Chester Road, this gorgeous, 2-bed, end-terraced property is finished wonderfully throughout and features some stylish furniture pieces to get you started! Come and take a look... | Available Immediately | Pets Welcomed |

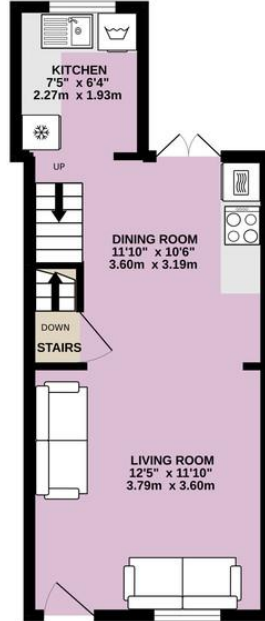
The location is great too, with easy access afforded to all the shops and amenities Macclesfield has to offer, in addition to quick commuter links to Manchester, Manchester Airport, Congleton, and Buxton. Finally, the property is on the doorstep of Macclesfield General Hospital.



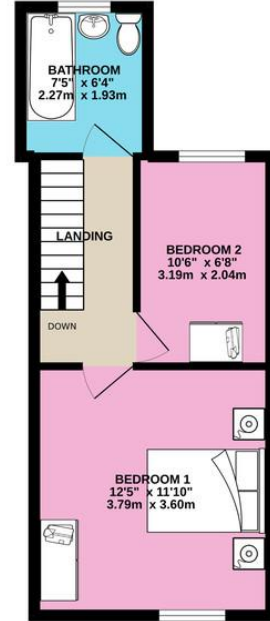
BASEMENT
106 sq.ft. (9.9 sq.m.) approx.



GROUND FLOOR
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.5 sq.m.) approx.



2-BED, MID-TERRACED PROPERTY

TOTAL FLOOR AREA: 741 sq.ft. (68.8 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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