

**FOR SALE**



**Pleasant Street, Macclesfield**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**Offers In Excess Of £270,000**

**MARTIN&CO**



- Situated In A Quiet, Residential Location
- Finished To A Good Standard Throughout
- Large Rear/Side Garden
- Close To Local Shops And Amenities
- Offered With No Chain.
- Train Station approximately 10 Minutes away
- Benefits from gas central heating

**OVERVIEW**

*Martin & Co Macclesfield are thrilled to offer the sales market this lovely, 3-bed, semi-detached family home having the significant potential to extend at the rear or side of property.*

*Tucked away on a quiet, pleasant, residential road, the property has been finished to a good, contemporary, standard throughout. It is close to excellent local schools, all the shops and amenities you need, benefits from swift road, and public transport, links to Manchester and Manchester Airport.*

*Offered with NO chain, this alluring property features a separate entrance hall, fantastic lounge/diner, country-style kitchen, and a garage on the ground floor. Moving upstairs, there are three bedrooms; two doubles and one single, as well as an impressive bathroom.*

*Externally there are two patios to the rear, a garden which sweeps around the building, and a driveway that can accommodate two vehicles.*

*So, give us a call now to get that all important viewing booked.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(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	



**OPEN PLAN LOUNGE DINER 11' 11" x 21' 4"**  
**(3.63m x 6.5m)**

The impressive lounge/diner has ample space for separate living and dining areas. There is laminate flooring underneath, newly painted, white, walls, and patio doors that open out on to the rear patio.

**KITCHEN 11' 7" x 8' 10" (3.53m x 2.69m)**

The well-appointed, cottage-style, kitchen incorporates an electric oven, sink/drain, and gas hob. There are spaces for your washing machine and slim-line dishwasher.

**BEDROOM ONE 12' 7" x 9' 11" (3.84m x 3.02m)**

A large, double, bedroom.

**BEDROOM TWO 11' 5" x 11' 5" (3.48m x 3.48m)**

Another double bedroom.

**BEDROOM THREE 8' 5" x 7' 3" (2.57m x 2.21m)**

A good-sized, single bedroom.

**BATHROOM 9' 8" x 8' 10" (2.95m x 2.69m)**

The highly contemporary bathroom boasts a matching 4-piece suite which includes a walk-in shower, inviting bath, toilet, and hand wash basin.



**REAR GARDEN**

The extensive rear garden reaches around the side of the property, as well as the back, and features a big lawn space with two patio areas.

**GARAGE 9' 1" x 16' 1" (2.77m x 4.9m)**

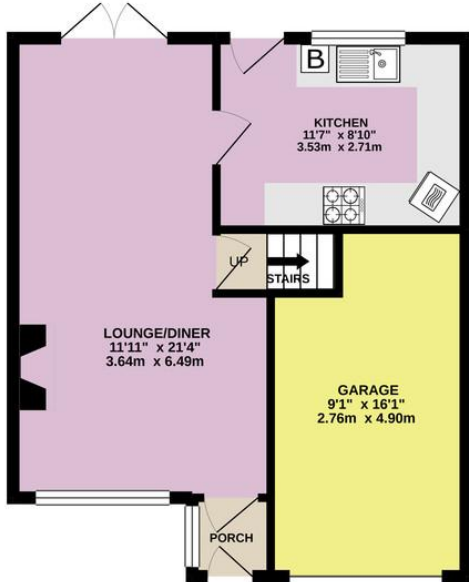
Integrated garage supplied with power and displaying useful shelving units for storage. Accessed adjacent to the new front door from the block paved driveway.

**SUMMARY VIEW**

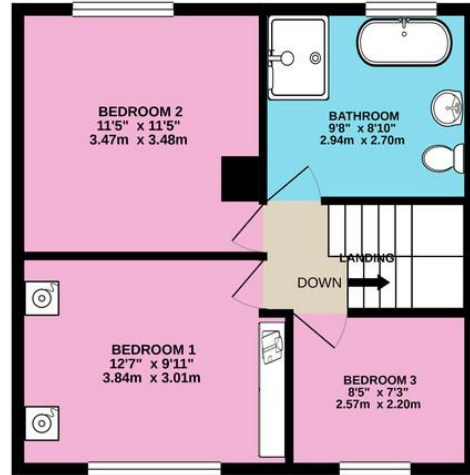
Recently redecorated, and with a pleasant outlook to the front, this enticing, 3-bed, property can be found on Pleasant Street in Macclesfield. Why not come and take a look?



GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



3-BED, SEMI-DETACHED HOUSE

TOTAL FLOOR AREA : 931 sq.ft. (86.5 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.