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**SALE**

# Rooftops

**Sales Letting & Management**



## *Hurdsfield Road, Cheshire East, SK10*

Close to Countryside

Modern Kitchen

Close to Train Station

Private Courtyard

Modern bathroom

EPC Rating C

A well presented charming two bedroom terraced cottage situated in a convenient location of Macclesfield, walking distance to the mainline train station and Macclesfield town centre. The property benefits from a lovely modern fitted kitchen and its own private patio to the rear. The open countryside is on your doorstep with Rainow village being within walking distance and the beautiful Macclesfield Forest within easy driving distance. Briefly comprising of; porch, lounge, modern fitted kitchen with gas hob, electric oven, plumbing for washing machine and space for fridge freezer. To the first floor:- spacious master bedroom, single bedroom/study, modern bathroom with shower over. Outside there is a private enclosed paved patio with gate access to communal ginnel. GCH. DG. EPC Rating C

Asking Price

**£179,950**

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## Lounge

3.43m (11' 3") x 3.63m (11' 11")

A light and airy living room with double glazed window to the front elevation. Grey carpeted floors. Central light fitting. Radiator.

## Kitchen

2.80m (9' 2") x 2.68m (8' 10")

Modern fitted kitchen with grey wall and floor mounted unit. Dark wood butchers block style work surface over and matching splash back. Integrated electric oven and gas hob with extractor over. Built in breakfast bar on chrome legs. Modern central light fitting. Radiator. Window to rear elevation. Modern grey wood effect vinyl flooring.

## Bedroom 1

3.63m (11' 11") x 3.68m (12' 1")

Bright room with a double glazed window to the front elevation. Grey carpeted floor. Radiator. Central light fitting.

## Bedroom 2

1.49m (4' 11") x 2.81m (9' 3")

Window to rear elevation. Grey carpeted floor. Radiator. Central light fitting.

## Bathroom

1.29m (4' 3") x 1.82m (5' 12")

Modern 3 piece bathroom suite. Electric shower. Smart mirror. Grey marble effect shower boarding all round. Central light fitting. Opaque window to the rear elevation.

## Outside Space

Slabbed garden to the rear with wooden fencing to the perimeter.

## Disclaimer

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statement or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.

## Disclaimer 1

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in working

## Floorplans



order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.