



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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WITH ATTRACTIVE FITTINGS AND A CONSERVATORY TO THE WEST  
FACING REAR GARDEN, AN EASILY MANAGED MODERN TWO  
BEDROOMED HOME IN A PLEASANT CUL DE SAC LOCATION



5 CLEAVER MEWS  
MACCLESFIELD  
CHESHIRE  
SK11 7UA

**£155,000**



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5 CLEAVER MEWS, MACCLESFIELD, SK11 7UA

This modern end of mews house is attractively fitted and set out with well balanced accommodation to provide a very comfortable and easily managed home. There is a good sized lounge, a smart contemporary kitchen and a conservatory/dining area on the ground floor, whilst on the first floor there are two well proportioned bedrooms and a bright bathroom with white suite including a shower.

There is a pleasant private westerly facing garden to the rear which will catch any afternoon and evening sunshine, whilst at the front there is off road parking provision.

The property is in a very pleasant cul de sac setting that lies approximately one mile to the south of Macclesfield town centre which offers comprehensive shopping facilities plus a mainline rail station. There are local shops, schools and facilities within a few minutes walk of the house. Manchester Airport is approximately 30 minutes drive away.

The accommodation has full gas fired central heating, uPVC double glazing and comprises in more detail:-

GROUND FLOOR:

LOUNGE	15'8" x 10'11" (4.77m x 3.32m) Feature fireplace with electric fire. Television aerial point. Central heating radiator.
KITCHEN	10'11" x 8'6" (3.33m x 2.60m) Fully fitted with contemporary white units to floor and wall incorporating stainless steel sink with single drainer. Extractor hood, gas hob, electric oven and grill. Washing machine plumbing, space for fridge/freezer. Wall mounted combi style gas fired central heating boiler. Breakfast bar. Central heating radiator.
CONSERVATORY	8'4" x 7'9" (2.55m x 2.37m) Tiled floor

Stairs from the lounge lead to:-

FIRST FLOOR:

LANDING	Ladder access to boarded loft area with roof light.
BEDROOM NO. 1	10'9" x 10'6" (3.29m x 3.21m) Central heating radiator.
BEDROOM NO. 2	10'10" x 7'0" (3.31m x 2.14m) Central heating radiator.
BATHROOM	Modern white suite comprising panelled bath with shower, pedestal washbasin and WC. Central heating radiator.

OUTSIDE:	Enclosed private garden to rear. Off road parking and small garden to front
SERVICES:	All main services are connected.
COUNCIL TAX:	Band 'B'
TENURE:	Freehold.
PRICE:	£155,000
VIEWING:	By appointment with AGENTS Michael Hart & Company, Bollington office 01625 575578.
DIRECTIONS:	From the rail station in Macclesfield town centre travel south along the Silk Road onto the A523 towards Leek. Turn right after approximately a mile, just before Macclesfield Town football ground onto Moss Lane. Follow the road around passing the shops on the left, and at the sharp left hand bend continue straight on, onto Stamford Road. Cleaver Mews is now the second turning on the left and the property will be found on the right hand side.
ENERGY RATING:	EPC—'E'

FLOOR PLANS:



**SURVEYS AND VALUATIONS**  
Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full Building Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

*Please take note of these points*  
No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.