

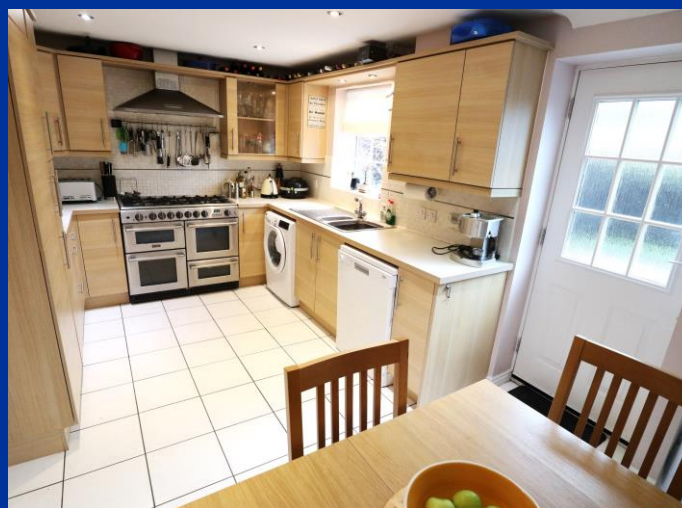


Moss Chase, Macclesfield, SK11 7WJ.
£300,000

Whittaker
& Biggs Est. 1930

15 Moss Chase, Macclesfield

This very well-presented, modern style town house offers well-proportioned accommodation over three floors, including three double bedrooms and two bathrooms. There is also an attractive dining kitchen and a very spacious 15ft living room. The property benefits from double glazing and has gas central heating. The full accommodation comprises of:- an entrance hallway with access into the integral garage, a modern white cloakroom with WC and spacious 15ft dining kitchen, which are all found at ground floor level. At first floor level there is the generous living room which, having two windows is afforded lots of natural light. The third bedroom is also found on the first floor. To the second floor there are two further double bedrooms - the principal bedroom having an en-suite shower room. There is also a pristine family bathroom. Outside, is a low maintenance paved and fenced rear garden area and to the front there is a lawned garden and a driveway, which leads to the 16ft integral garage. This stylish home really does offer great overall space and spec at this price point. A prompt viewing is, therefore, highly recommended.



ACCOMMODATION

Entrance Hall

Canopied entrance with the front door having double glazed windows. Stairway to the first floor with an open spindled balustrade, wood effect flooring, power points, telephone point, broadband connection, spot lights, contemporary vertical radiator.

Ground Floor WC

Fitted with a modern white two piece suite comprising pedestal wash hand basin and a low level W.C. vinyl flooring, single panel radiator, spot lights and extractor fan.

Dining Kitchen 15' 0" x 9' 6" (4.58m x 2.90m)

Fitted with a good range of wall mounted and base level units with complimentary work top surfaces incorporating a one and a half bowl stainless steel sink and drainer. Feature steel Range cooker with matching extractor hood and light. Built in fridge/ freezer, plumbing for an automatic washing machine and dishwasher, gas central heating boiler, tiled splash-backs, tiled flooring, contemporary vertical radiator, rear aspect double glazed window and a double glazed door giving access to the rear garden. Power points and spot lighting. T.V aerial point.

Integral Garage 16' 2" x 8' 2" (4.92m x 2.49m)

With an up and over door, power points, lighting, water tap.

First Floor Landing

With an open spindle balustrade, front aspect double glazed window, power points, stairway to the second floor, single radiator.

Living Room 15' 8" x 15' 0" maximum measurements (4.78m x 4.58m)

With dual aspect double glazed windows, three double panel radiators, dimmable spot lights, coving, power points, Satellite TV aerial connection and standard TV aerial connection.

Bedroom Three 10' 0" x 8' 9" (3.05m x 2.67m)

With a front aspect double glazed window, a double panel radiator, power points, TV aerial.

Second Floor Landing

Loft access (loft has a light and some boarding for storage), power point.

Bedroom One 13' 2" x 9' 0" (4.02m x 2.75m)

With a rear aspect double glazed window, single panel radiator, range of built in wardrobes with hanging rails and ample storage shelving. Spot lights, power points, TV aerial.

En-suite Shower Room 5' 8" x 5' 6" (1.73m x 1.68m)

Fitted with a white three piece suite comprising fully tiled corner shower cubical, pedestal wash hand basin and a low level W.C. Part tiled walls, tiled effect flooring, shaver point, spot lights and extractor fan, ladder towel radiator.

Bedroom Two 15' 0" maximum into alcove and storage cupboard x 10' 3" maximum (4.58m x 3.13m)

Dual front aspect double glazed windows, a single panel radiator, built in storage cupboard with hanging rails and storage shelving, built in airing cupboard with a water tank and further storage space, power points. TV aerial, dimmable lighting.

Family Bathroom 6' 7" x 5' 9" (2.01m x 1.76m)

Fitted with a white three piece suite comprising panel bath with chrome mixer taps and a shower attachment, pedestal wash hand basin and a low level W.C. mosaic style part-tiled walls, tiled effect flooring, ladder towel radiator, spot lights and extractor fan.

Garden

The front of the property has an open plan lawned garden area with a paved path and a tarmac driveway providing off road parking. The rear has an attractive enclosed garden with fenced borders, a stone paved patio, flower bed/shrub borders and gated access to the rear, power points, outside tap.

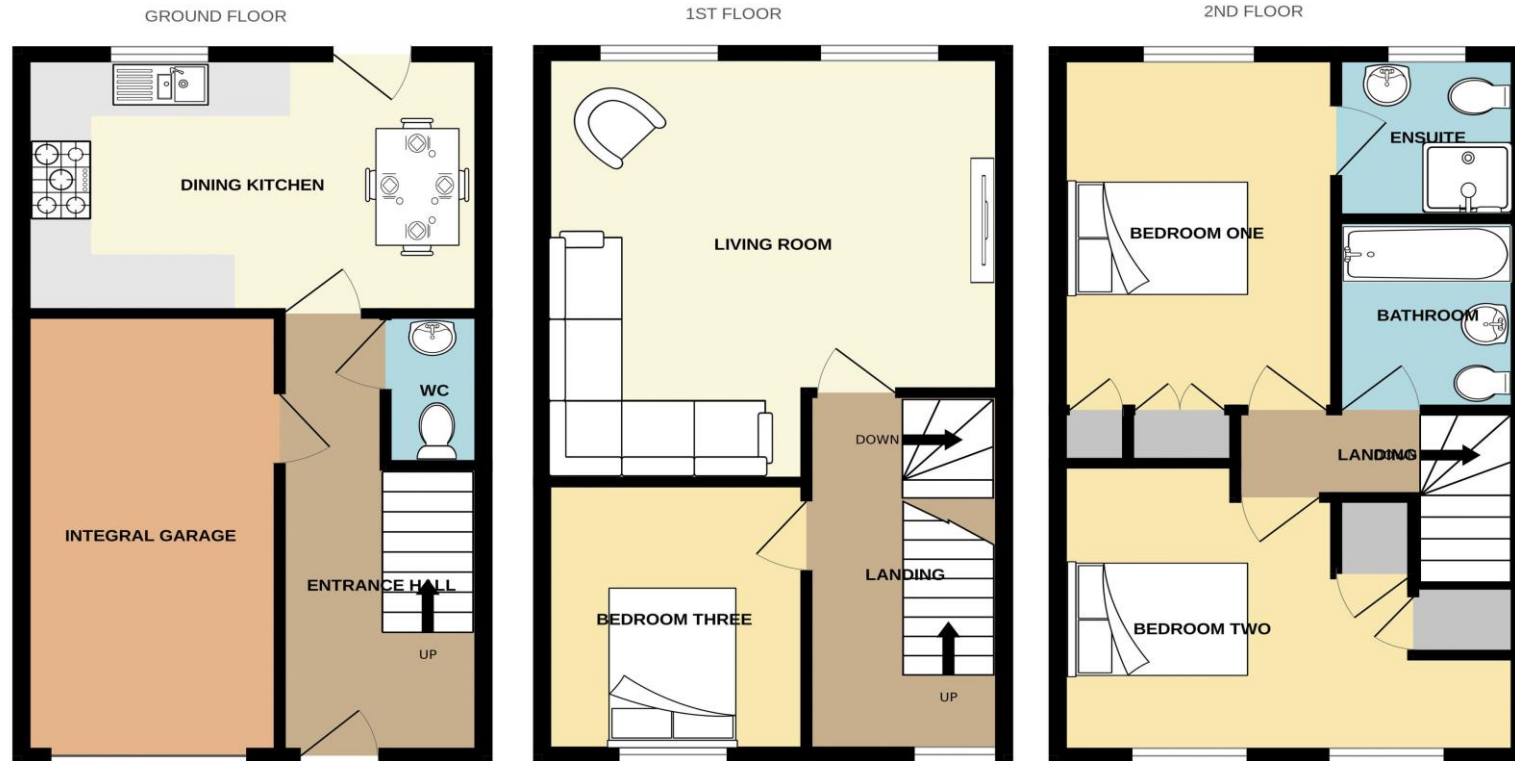
Note:

Council Tax Band: D

EPC Rating: C

Tenure: Freehold





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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Directions

From our office turn right opposite the train station onto Sunderland Street. Proceed through the traffic lights and over the mini roundabout onto Park Lane. At the traffic lights turn left onto Congleton Road and second turning on the left into Moss Lane. Follow this road round two sharp bends and Moss Chase can be found immediately on the right.

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