



High Street, Macclesfield, SK11 7QS.  
£235,000

Whittaker & Biggs Est. 1930

## 171 High Street, Macclesfield

This larger than average, end of terrace home offers two reception rooms, two double bedrooms and a huge 22ft x 13ft 'top-notch' detached garage with remote control roller shutter door, which is located to the rear of the property. There is also the benefit of a stunning re-fitted bathroom. The accommodation, which benefits from central heating and has double glazing, briefly comprises; living room, a very spacious dining room and a good length fitted kitchen. To the first floor a spacious landing area provides access into the well-proportioned double bedrooms and to the stunning bathroom. Outside there is a delightful garden with lawn and a patio area. As mentioned, this home really 'stands out from the crowd' given the very large brick and block garage located to the rear of the garden - a very rare feature indeed to find at this price point! The size of the garage could be of real interest to those who need space to run a business, want to create a home office, a gym or simply to securely park their treasured car. Given the high level of presentation, the extra features on offer and the handy location of the property, an early viewing is essential.



## ACCOMMODATION

### **Living Room** 13' 0" x 10' 10" (3.96m x 3.3m)

Double glazed window to the front, door to the front, living flame gas fire with marble effect hearth and surround, picture rail, tv point, radiator.

### **Dining Room** 14' 11" x 13' 1" into stairs (4.54m x 3.98m)

Double glazed patio doors to the rear, open plan staircase, fitted kitchen units to base level, radiator.

### **Kitchen** 13' 5" x 6' 11" (4.09m x 2.1m)

Two double glazed windows to the side elevation, double glazed window to rear, stable door to rear, fitted kitchen units to base and eye level with tiled splash backs, 11/4 sink unit with mixer tap, gas cooker point, integral fridge and freezer, integral dishwasher, Vaillant combination boiler.

### **Landing**

Loft hatch (loft has Velux window, boarding for storage, radiator).

### **Bedroom One** 13' 1" x 10' 10" into wardrobes (3.98m x 3.31m)

Double glazed window to the front, fitted wardrobes with cupboards over, tv point, radiator.

### **Bedroom Two** 10' 4" x 10' 1" (3.16m x 3.07m)

Double glazed window, radiator, tv point.

### **Bathroom** 7' 9" x 6' 9" (2.36m x 2.07m)

Double glazed window to the rear, shower bath with folding screen, mixer shower with dual head shower, vanity sink unit with storage under, matching storage unit, push button wc, tall ladder radiator, tiled floor and tiled walls.

### **Garage** 22' 4" x 12' 10" (6.81m x 3.90m)

A great sized garage with remote controlled roller shutter door, double glazed door and window to the rear, double glazed window to the side, strip lighting, power points, fitted kitchen units for storage.

## Outside

To the rear of the property is a patio area, fencing, gated side access and steps to a lawned area. There are well-stocked flower beds surrounding the lawn. Access to the rear of the garage.

Note:

Council Tax Band: B

EPC Rating: D

Tenure: Believed to be 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 this office turn right at the junction opposite the railway station into Sunderland Street. Go across the first lights. At the next set turn left into Mill Lane. Keep right at the lights onto Mill Lane/Cross Street. Turn right into Byron Street and at the junction with High Street turn left and the property can be found on the right.

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