



Lord Street, Macclesfield, SK11 6SY.
£235,000

Whittaker & Biggs Est. 1930

27 Lord Street, Macclesfield

This very handsome Grade II listed weavers cottage offers spacious accommodation arranged over three floors and is located within close proximity of the train station and town. The property benefits from an attractive 14ft fitted kitchen with modern units and some integral appliances and there is a large family bathroom, with enough space for a bathtub and a separate shower enclosure. The bedrooms are also very well-proportioned. Some of the windows within the property are double glazed, although to the front, in keeping with the Grade II listing, there are characterful sash windows to the first two floors and a double glazed side-sash window at second floor level. In brief, the full accommodation comprises; living room/dining room with solid oak flooring (measuring an impressive 24ft in length), fitted kitchen, first floor landing, double bedroom with fitted wardrobes and the family bathroom/shower room. On the second floor, there are two further spacious bedrooms. The property also has gas central heating provided by a Worcester combination boiler. Outside, to the rear there is a communal garden area. This property is available to purchase with no onward chain. Viewing highly recommended.



ACCOMMODATION

Living Room 14' 8" x 11' 9" into recess (4.46m x 3.59m)

Sash window to front. Radiator. Solid oak flooring. Built-in shelving and TV plinth. Three wall light points.

Dining Room 14' 4" x 12' 1" into recess and stairs (4.38m x 3.69m)

Continuation of the Oak flooring. Built-in shelving. Under-stairs cloaks cupboard.

Kitchen 14' 1" x 8' 9" (4.29m x 2.66m)

Fitted high gloss shaker style kitchen units to base and eye level with metro tiled splash-backs. Fitted storage unit. Bosch five ring gas hob, AEG electric oven and grill. Stainless steel Bosch extractor hood. Smeg integrated dish washer. Two Velux windows. Double glazed window to rear. Door to rear. Feature exposed brick wall.

Landing

Double glazed window to rear.

Bedroom One 14' 7" x 11' 9" into wardrobes (4.44m x 3.59m)

Two built-in wardrobes with hanging space and shelving. Radiator. Sash window to front.

Bathroom/Shower Room 11' 6" x 8' 1" maximum into cupboard (3.51m x 2.47m)

Curved panel bath with mixer tap and shower attachment. Vanity sink unit with marble top and inset Armitage Shanks sink with storage under. Push button W.C. Electric shaver point. Shower enclosure with mixer shower over. Electric towel radiator. Built-in shelved cupboard. Part tiled walls. Double glazed window to rear.

Second Floor Landing

Bedroom Two 14' 7" x 11' 9" (4.45m x 3.59m)

Double glazed side-sash window to front.

Bedroom Three 11' 8" x 9' 3" (3.56m x 2.82m)

Double glazed window to rear. Radiator. Cupboard housing Worcester gas central heating boiler.

Outside

Communal garden area to the rear.

Note:

Council Tax Band: C

EPC Rating: C

Tenure: Believed to be Leasehold





Directions

From this office turn right into Sunderland Street. Go across the first set of lights onto Park Street and Lord Street is on the left. The property is then on the right.

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2 - 4 Church Street Macclesfield Cheshire SK11 6LB

T: 01625 430044

E: macclesfield@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

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