

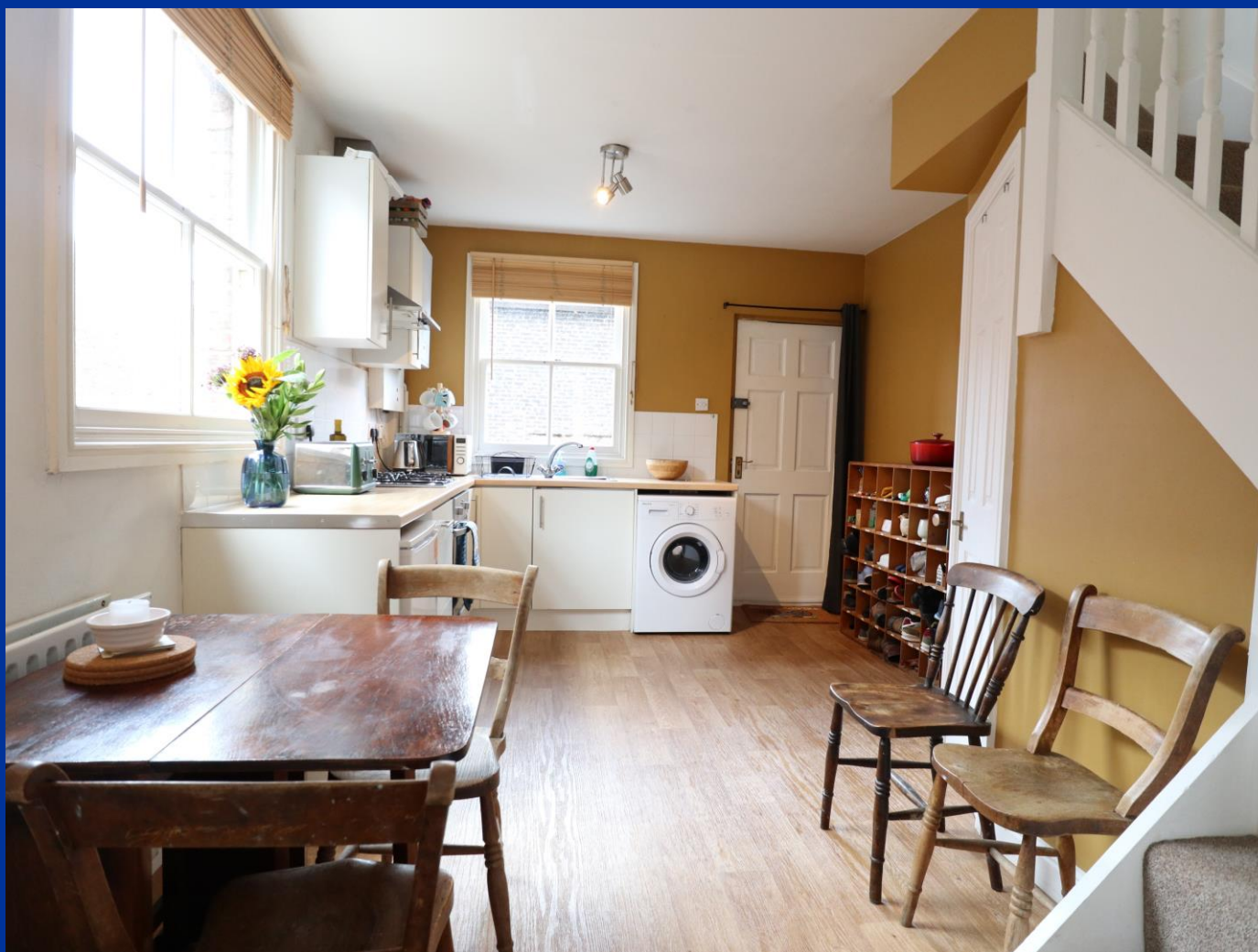


St Georges Street, Macclesfield, SK11 6TG.  
£175,000

Whittaker & Biggs Est. 1930

## 22a St Georges Street, Macclesfield

A delightful end of terrace home which possesses a huge amount of character and charm. This particular home has the added benefit of off road parking - a real boon and, a very rare feature to find with a property located so close to the town and station. The accommodation is well-presented throughout and, being located within the conservation area, it still benefits from traditional sash windows. In brief the accommodation comprises; living room, a good sized 15ft dining kitchen, landing, two bedrooms and a bathroom with a white suite. Outside, to the rear is a small enclosed patio area and a gate provides access to the parking space beyond.



## ACCOMMODATION

### **Living Room** 12' 5" x 10' 10" (3.78m x 3.3m)

Sash windows to the front and side, built in meter cupboard, radiator.

### **Dining Kitchen** 14' 11" x 10' 5" maximum (4.55m x 3.18m)

Sash windows to the side and rear elevation, under stairs storage cupboard, fitted kitchen units to base and eye level, gas hob with stainless steel extractor hood over, electric oven, plumbing for washing machine, stainless steel sink with mixer tap, Glow Worm gas central heating boiler.

### **Landing**

Built in storage cupboard, loft hatch.

### **Bedroom One** 10' 10" x 9' 8" (3.3m x 2.95m)

Sash window to the front, radiator.

### **Bedroom Two** 10' 7" x 7' 3" (3.22m x 2.2m)

Sash windows to the rear and side, radiator.

### **Bathroom** 10' 1" x 4' 2" (3.08m x 1.27m)

Sash window to the side elevation, panel bath with mixer shower over, push button wc, pedestal wash basin, radiator.

### **Outside**

Small, walled and paved area with gate leading to parking space.

### **Parking**

Parking space for one car to the rear of the property.

Note:

Council Tax Band: B

EPC Rating: D

Tenure: believed to be Leasehold





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 opposite the railway station onto Sunderland Street. At the traffic lights go straight over onto Park Street and second left onto Lord Street. Take the first turning on the right and this leads to St Georges Street.

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