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MACCLESFIELD

CHESHIRE

TO BE LET UNFURNISHED

A SUPERB FOUR BEDROOMED TOWN HOUSE RECENTLY RENOVATED AND
UPDATED TO A HIGH STANDARD, LOCATED CENTRALLY FOR THE TOWN
AND IT'S AMENITIES.



51 CHAPEL STREET,
MACCLESFIELD,
CHESHIRE,
SK11 6TA

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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. 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.

51 CHAPEL STREET, MACCLESFIELD, CHESHIRE, SK11 6TA

This is a large town house that has recently undergone renovation and modernisation work that has effectively combined many of the property's original features with modern amenities. Original cast iron fireplaces, architrave and mouldings etc, are all evident together with a recently fitted kitchen, bathroom and gas central heating system. All the rooms are generously proportioned, and there is a cellar area for additional storage. In addition to the three bedrooms at first floor level there is a large attic room providing further space.

The house is very conveniently located being close to Macclesfield town centre and within easy walking distance of the rail station.

There is full gas fired central heating throughout the accommodation which comprises in more detail:-

GROUND FLOOR:

ENTRANCE HALL	Central heating radiator.
LOUNGE	14'3" x 11'9" (4.34m x 3.59m) Cast iron fireplace. Central heating radiator.
DINING KITCHEN	14'5" x 12'8" (4.40m x 3.86m) Modern units to floor and wall incorporating 1½ bowl stainless steel sink with single drainer. Gas hob with hood, electric oven. Space for fridge. Stone flagged floor. Central heating radiator.
UTILITY ROOM/REAR PORCH	Washing machine plumbing, space for tumble dryer/freezer. Wall mounted combi style boiler.
CLOAKROOM/WC	Hand washbasin. Low level WC. Central heating radiator.
CELLAR	14'3" x 11'9" (4.34m x 3.59m)

Stairs from the Entrance Hall lead to:-

FIRST FLOOR:

LANDING	Built in store cupboard.
BEDROOM NO.1	14'6" x 10'0" (4.43m x 3.04m) Cast iron fireplace. Central heating radiator.
BEDROOM NO.2	14'7" x 8'7" (4.45m x 2.63m) Cast iron fireplace. Central heating radiator.
BEDROOM NO.3	11'2" x 7'4" (3.40m x 2.24m) Central heating radiator.
BATHROOM/WC	Modern white suite comprising panelled bath with electric shower, pedestal washbasin and low level WC. Central heating radiator.
BEDROOM NO.4	14'7" x 10'4" (4.46m x 3.15m) Central heating radiator.

OUTSIDE: Courtyard garden to rear.

SERVICES: All mains services are connected.

COUNCIL TAX BANDING: 'C'

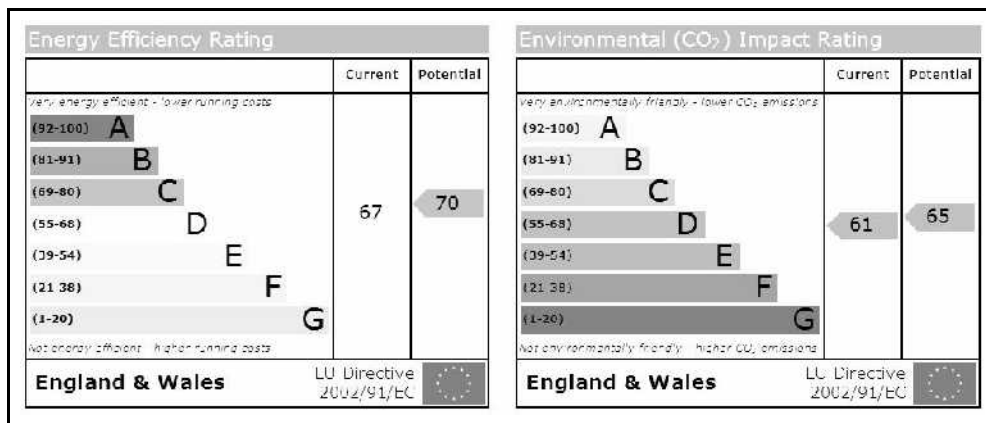
AVAILABILITY: Subject to the usual references the property is available for a minimum term of six months.

RENT: £715 per calendar month.

VIEWING: By appointment with the AGENTS Michael Hart & Company.

DIRECTIONS: From Macclesfield rail station travel south along Sunderland Street. Pass through the traffic lights at Park Green and turn second left into Lord Street. Continue to the end of Lord Street and turn right onto Chapel Street. The property will now be found on the left hand side.

ENERGY RATINGS:



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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 either Michael Hart (01625 876331) or 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).

