



17A Hatton Street, Macclesfield, SK11 6RF

£179,950

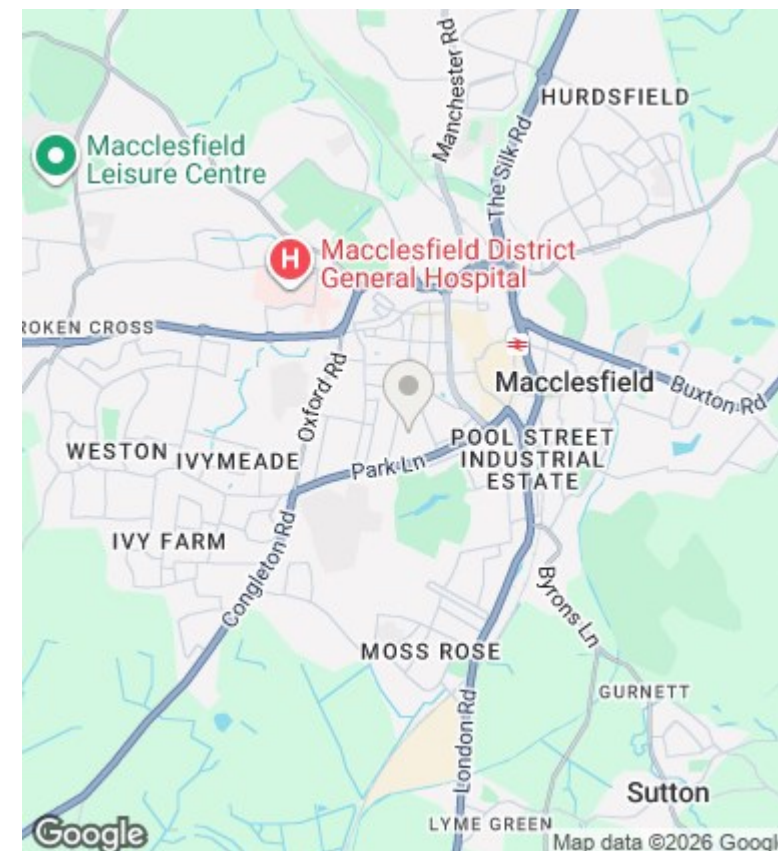
- Combining period charm with modern comforts, the property features high ceilings, large windows and plenty of natural light throughout.
- Upstairs, the landing leads to two well-proportioned bedrooms and the modern bathroom.
- The welcoming lounge provides a comfortable and relaxing space, with dual-aspect windows, a feature decorative fireplace and a lovely sense of space.
- The property also benefits from a useful basement, currently used for storage but offering excellent potential for alternative use, subject to any necessary permissions.
- The impressive kitchen and dining room, offering a generous and versatile area.



TOTAL FLOOR AREA: 934 sq.ft. (86.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is as to their operability or efficiency can be given.

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Directions

Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

Council Tax Band

B

EPC Rating:

Photo Editing Disclaimer:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	