



|., 4 Dale Street, Macclesfield, Cheshire, SK10 1NH

Asking Price £160,000

- Two Bedroom Mid Terrace Property
- Lounge & Separate Dining Room
- No Upward Chain
- Superb Location Close To Local Amenities & Macclesfield Town Centre
- Galley Kitchen & Family Bathroom
- In Need Of Modernisation Throughout
- Low Maintenance Rear Garden With Patio Area (Within The Red Line)

4 Dale Street, Macclesfield SK10 1NH

This traditional mid terraced home is located within a no through road close to local amenities, Macclesfield train station and the town centre.

The property is in need of modernisation however there is spacious accommodation including two bedrooms, first floor bathroom and two reception rooms. There is also gas central heating and UPVC double glazing.

Externally there is a rear garden that is currently open plan and will need to be enclosed. The garden is a good size and is laid to lawn with shrub and floral borders.

Offered for sale with no upward chain, this is an opportunity for those looking for a property that they can renovate to their own specifications.



Council Tax Band: B



Dining Room

9'11" x 10'10"

Having a UPVC double glazed window and UPVC front entrance door, radiator, built-in shelving and storage to alcoves.

- Size : - 9' 11" x 10' 10" (3.01m x 3.31m)

Lounge

10'10" x 15'10" plus doorway

Having gas fire set in timber cabinetry with shelving. Under stairs storage cupboard, wall light points, radiator. UPVC double glazed window to the rear aspect.

- Size : - 10' 10" x 15' 10" (3.31m x 4.83m) plus doorway

Kitchen

8'1" x 5'9"

Having a UPVC double glazed window to the rear aspect, wall mounted cupboards, single drainer stainless steel sink unit with tap over. Gas Worcester central heating boiler, Upvc double glazed side entrance door with obscure glazed panel. - Size : - 8' 1" x 5' 9" (2.47m x 1.76m)

First Floor Landing

Having access to loft space. Inner landing,

- Size : -

Bedroom One

10'10" x 9'11"

Having twin built in wardrobes to each alcove with storage above. Radiator,

UPVC double glazed window to the front aspect.

- Size : - 10' 10" x 9' 11" (3.30m x 3.02m)

Bedroom Two

13'2" x 7'6"

Recess and storage. Built in wardrobes with storage above and below. Radiator, UPVC glazed window to the rear aspect overlooking the rear garden, internal windows allowing borrowed light to the landing.

- Size : - 13' 2" x 7' 6" (4.01m x 2.28m)

Family Bathroom

8'3" x 5'11"

Having a panelled bath with over bath, electric shower, wash hand basin, low level WC. Fully tiled walls, UPVC double glaze obscured window to the front aspect, radiator. Linen storage cupboard.

- Size : - 8' 3" x 5' 11" (2.52m x 1.80m)

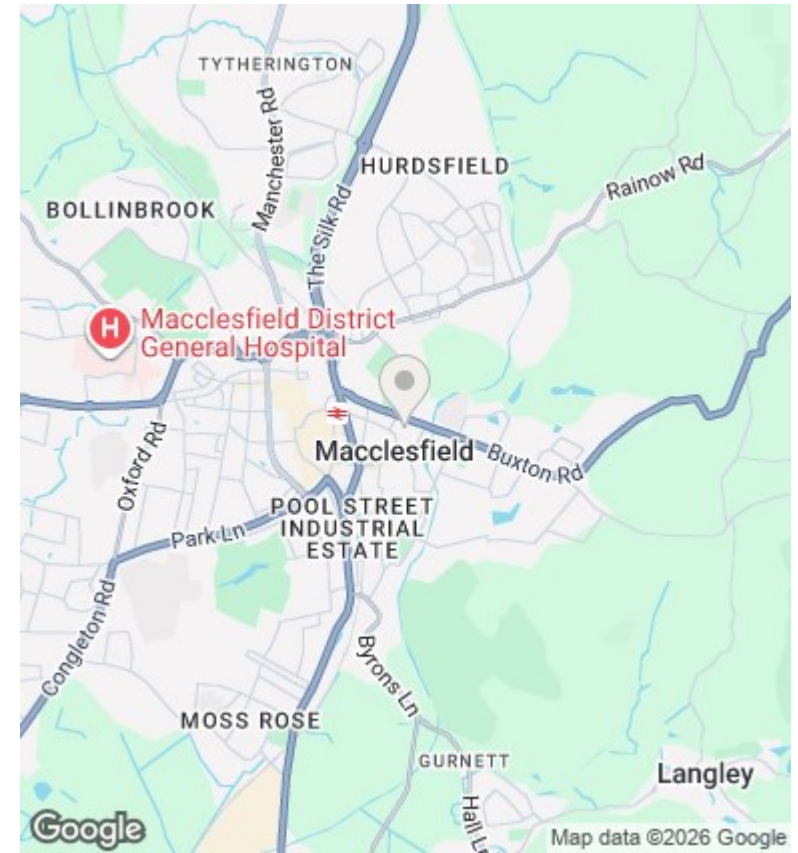
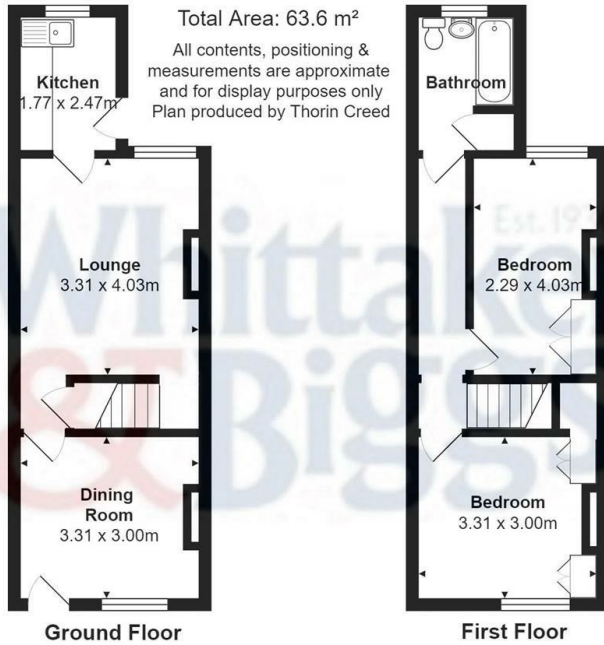
Externally

The rear garden is laid to lawn with shrub and floral borders as outlined in red. Please note this is an approximate guide only and will need to be confirmed by solicitors.

- Size : -







Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

B

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