

**FOR SALE**

**Rooftops**

**Sales Letting & Management**



## **Sutton Close, Macclesfield, SK11**

**\*NO CHAIN\***

**OFF ROAD PARKING**

**MID MEWS**

**THREE BEDROOMS**

**CUL-DE-SAC**

**uPVC DOUBLE GLAZING**

### **Description**

This three bedroom mews property situated in a quiet location by the river is convenient for the town centre and all local amenities. In brief, the property comprises of:- entrance porch, living room with bay window and feature fire place, modern fitted kitchen with gas hob, electric oven, space for fridge freezer and plumbing for washing machine, dining room complete with under stairs storage and patio doors opening to small enclosed rear garden with steps leading down to the river. To the first floor:- two double bedrooms, single bedroom/study, contemporary bathroom with shower over bath. Private parking to the front.

Asking Price

**£175,000**

175,000

## PORCH

1m 63cm (5' 4.1') x 1m 23cm (4' 0.4')

Black composite door, small uPVC double glazed window to front aspect, laminate flooring, built in cupboard housing fuse box, gas and electric meters, radiator.

## LOUNGE

4m 33cm (14' 2.4') x 4m 02cm (13' 2.2')

uPVC double glazed bay window to front aspect, cream fireplace surround and mantle with inset electric fire on marble hearth, tv aerial point, radiator.

## DINING ROOM

3m 14cm (10' 3.6') x 2m 30cm (7' 6.5')

uPVC double glazed doors to rear aspect, radiator, understairs cupboard.

## KITCHEN

1m 88cm (6' 2') x 3m 16cm (10' 4.4')

uPVC double glazed window to rear aspect, range of wall and base units, stainless steel sink with drainer and mixer tap, built in gas hob, electric oven, extractor, plumbing for washing machine and space for fridge freezer, tiled floor, telephone socket, Valiant boiler.

## STAIRS AND LANDING

Dark varnished wooden banister with spindles

## BEDROOM ONE

4m 14cm (13' 6.9') x 2m 46cm (8' 0.8')

uPVC double glazed window to front aspect, radiator, aerial socket

## BEDROOM TWO

3m 00cm (9' 10.1') x 2m 47cm (8' 1.2')

uPVC double glazed window to rear aspect, radiator, loft hatch

## BEDROOM THREE

1m 95cm (6' 4.7') x 1m 75cm (5' 8.8')

uPVC double glazed window to front aspect, radiator, airing cupboard

## FAMILY BATHROOM

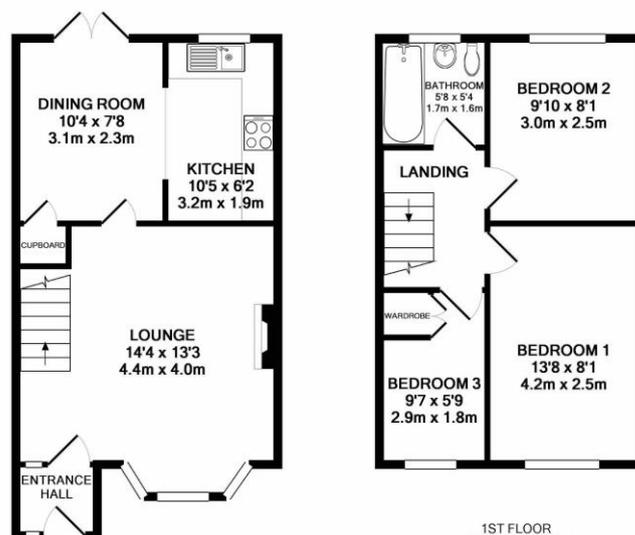
1m 64cm (5' 4.5') x 1m 72cm (5' 7.7')

uPVC double glazed window to rear aspect, white three piece suite comprising pedestal wash basin, low level WC and bath with glass shower screen and electric shower, chrome heated towel rail, tiled walls.

## OUTSIDE

Small enclosed paved garden to the rear with gate access to steps leading down to the river. Off road parking to the front.

## Floorplans



GROUND FLOOR  
APPROX. FLOOR  
AREA 366 SQ.FT.  
(34.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 339 SQ.FT.  
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 705 SQ.FT. (65.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2019