



176 Park Lane
Macclesfield SK11 6UD
£149,950

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£149,950

**** NO ONWARD CHAIN**** A two bedroom mid terraced cottage situated within close proximity to South Park, with the amenities of Macclesfield town centre and rail station are also within easy reach.

The accommodation comprises; Living room, kitchen and a bathroom to the ground floor. To the first floor there are two double bedrooms.

The property benefits from gas-fired central heating and uPVC double glazing throughout. To the rear of the property is a shared garden.

This is an ideal home for further cosmetic improvement and updating - These houses are particularly popular with first-time buyers, but also appeal to investment purchasers.

An internal inspection is advised.

- Two Double Bedrooms
- UPVC Double Glazing
- Gas Central Heating
- Living Room
- Fitted Kitchen
- Downstairs Bathroom
- Communal Garden Space
- No Onward Chain

Tenure: Freehold
Council Tax: Cheshire East A

Living Room
11'10 x 11'10
Electric fire with surround.

Kitchen
10'1 x 9'3 to 6'1 x 5'2
Fitted Cupboards, Work surfaces, Under Oven/Grill, Electric hob,
Extractor Hood, Space for Fridge and Freezer, Plumbing for washing machine.

Bathroom
5'11 x 5'6
Part-tiled walls. White Suite comprising panelled bath and shower over (Electric)
Pedestal Wash Basin, Low Level WC.

Landing

Bedroom One
10'10 x 10'2

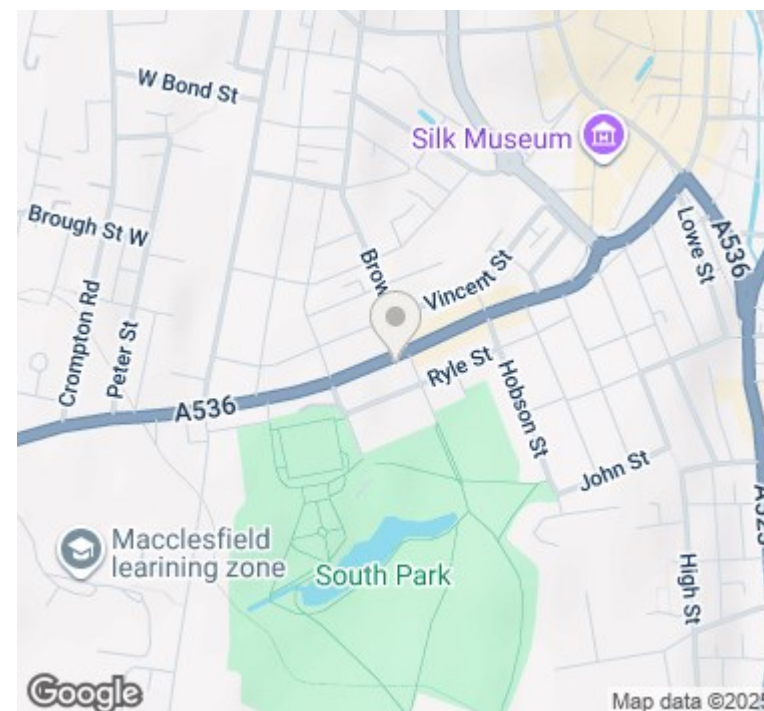
Bedroom Two
10'9 x 9'3

Externally
Shared garden to the rear.





To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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