



16 Lansdowne Street, Macclesfield,
Cheshire SK10 2QZ



- Deceptively Spacious Town House
- Four Bedrooms & Two Reception Rooms
- Spacious First Floor Lounge
- Open Plan Kitchen Diner
- Lower Ground Floor Utility Room & Separate WC
- En-Suite and Family Bathroom
- Driveway & Single Garage
- Available Now To Move In

£1,300 pcm

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****To Let**** Located within a highly convenient location close to Macclesfield centre and train station and backing onto open fields is a deceptively spacious four-bedroom townhouse with extensive accommodation spanning over three floors. Internally the property comprises of an entrance hallway, spacious rear lounge overlooking the rear countryside and a bedroom to the ground floor. To the lower ground floor there is a spacious open plan kitchen diner, separate utility room, WC and another reception room that could be used as a study or snug room. Finally on the first floor there are three bedrooms, the main bedroom having an en-suite and dressing room and a separate family bathroom. Externally there is a driveway leading to a single garage and a private rear garden with a flagged patio, lawned garden, and a raised decked seating area with a babbling brook. The property is available for immediate occupation so please contact Harvey Scott on the details provided.



Ground Floor

Entrance Hall

14' 4" x 15' 9" (4.37m x 4.80m) uPVC double glazed door to front elevation, inset ceiling spot lights, and power points. Stairs to lower ground floor and stairs to first floor.

Lounge

12' 5" x 21' 8" (3.78m x 6.60m) uPVC double glazed windows to rear elevation, wall lighting, two radiators, power points, phone point and living flame wall mounted gas fire.

Third Bedroom

14' 4" x 6' 9" (4.37m x 2.06m) uPVC double glazed window to front elevation, ceiling light, radiator, power points and phone point.

Lower Ground Floor

Kitchen Diner

12ft 4 x 21ft 8 fully fitted kitchen with a range of wall and base units, freestanding Zanussi double oven with a four ring gas burning hob and concealed extractor hood over. Space for under counter fridge and space for dishwasher. 1 ½ bowl sink with drainer and mixer tap, x 2 ceiling lights,, vertical radiator, uPVC double glazed door and window to rear garden, power points, tiles to splash backs and tiled flooring,

Study/Snug

14' 3" x 6' 9" (4.34m x 2.06m) uPVC double glazed window to front elevation, ceiling pendant light, radiator, power points and laminate flooring.

Utility Room

17' 3" x 7' 8" (5.26m x 2.34m) Fully fitted with a range of wall and base units with contrasting counter tops, 1 ½ bowl stainless steel sink with drainer and mixer tap, plumbing and space for a washing machine and additional appliances. uPVC double glazed window to front elevation, ceiling strip light, power points, tiles to splash backs and tiled flooring.

W/C

3' 1" x 5' 9" (0.94m x 1.75m) Low level lever flush WC and pedestal wash hand basin with chrome taps. uPVC double glazed window to front elevation, ceiling light and tiled area to splash back.

First Floor

Landing

17' 2" x 5' 9" (5.23m x 1.75m) uPVC double glazed window to front elevation, inset ceiling spot lights, phone point, power point, cupboard housing Worcester combination boiler and phone point. Hive thermostat.

Principal Bedroom

9' 9" x 12' 0" (2.97m x 3.66m) uPVC double glazed window to rear elevation, ceiling pendant light, radiator and power points. Opening to dressing room and door to en-suite

Dressing Room

6' 7" x 9' 4" (2.01m x 2.84m) uPVC double glazed window to rear elevation, ceiling pendant light, power point and fitted wardrobes.

En Suite Shower Room

8' 5" x 3' 8" (2.57m x 1.12m) White three price suite comprising; double enclosed shower cubicle with overhead thermostatic shower with hand held attachment on a riser rail, venue sink wash hand basin with chrome mixer tap and back to wall push flush WC. Inset ceiling spot lights, extractor fan, chrome heated towel radiator and marble effect tiled walls and floor.

Second Bedroom

12' 8" x 08' 1" (3.86m x 2.46m) uPVC double glazed window to front elevation, ceiling pendant light, radiator and power points.

Fourth Bedroom

10' 6" x 6' 9" (3.20m x 2.06m) uPVC double glazed window to front elevation, ceiling light, radiator and power points.

Family Bathroom

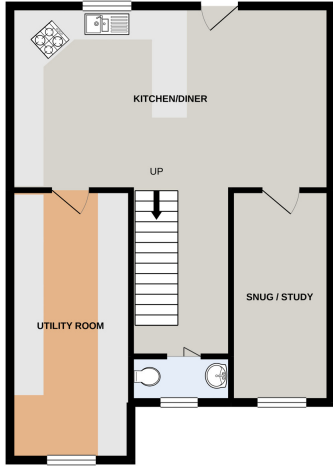
6' 1" x 6' 9" (1.85m x 2.06m) Three piece suite comprising; panelled bath with electric shower on a riser rail, low level lever flush WC and pedestal wash hand basin with taps. Inset ceiling spot lights, extractor fan, partially tiled walls and wood effect vinyl flooring.

External

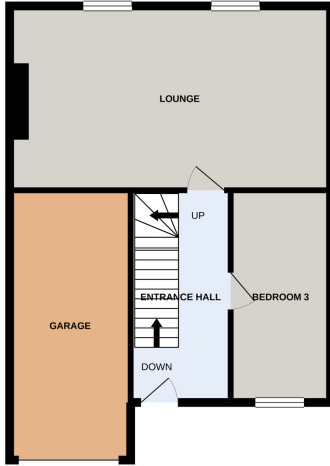
The property is set back from the road behind a driveway that provides access to the front door. There is also a dwarf brick wall with a gated access that leads down to the lower ground floor and front gravelled garden. To the rear of the property is a pleasant garden mainly laid to lawn with a flagged patio area and a raised decked seating area with a small stream and overlooking a field. Gated access provides a right of access through the neighbour's garden.



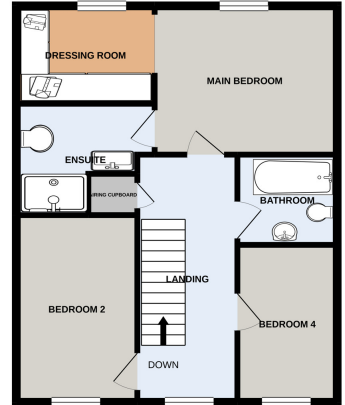
LOWER GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.

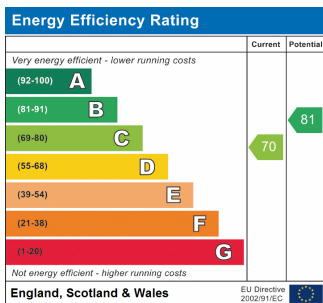


1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1798 sq.ft. (167.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Services

Local Authority

Cheshire East

Tenure

Viewing

By appointment only. For further information, particulars to view please contact a member of staff at Harvey Scott.

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