



Sugar Street, Heaton, Rushton Spencer, Macclesfield, SK11 0SH.
Offers in the Region Of £395,000

Whittaker Est. 1930
& Biggs

Sugar Street, Heaton, Rushton Spencer, Macclesfield, SK11 0SH.

The Shambles, a rare and excellent opportunity to acquire this four bedroom detached family home nestled on an impressive plot situated in the highly sought after hamlet of Heaton, Rushton Spencer. Offered to the market with no upwards chain the property is in need of some renovation works and modernisation although boasts potential in abundance. Enjoying 0.66 of an acre, impressive 25ft L-shaped living room / dining room, balcony, detached garage block and further outbuilding.

Accommodation within briefly comprises of an entrance hallway with cloakroom off and access into bedroom four / further reception room. The living room / dining room offers a delightful vaulted ceiling creating a light and airy space, open fire and sliding doors to the rear elevation ideal for indoor / outdoor living. Within the kitchen are units to the base and eye level, electric cooker point and stainless steel sink.

To the first floor are three well proportioned bedrooms and family bathroom suite. A balcony is accessed via the landing space having far reaching views over neighbouring countryside.

Externally the property is approached via a driveway providing ample off road parking for several vehicles in addition to an area laid to lawn. To the rear is mainly laid to lawn with a stone flagged patio. A detached 28ft outbuilding and double garage also lie within the boundary.

Strictly by prior appointment with the agents Whittaker & Biggs Leek, a viewing comes highly recommended.

Situation

Heaton, is ideally located and offers ease of access into the surrounding countryside and into the towns of Macclesfield, Congleton and Leek which are all within an 8 mile radius. The local school being Rushton Church of England Voluntary



Entrance Hall

Wood door and window to the front elevation, radiator, storage cupboard.

Closet

Wood window to the rear elevation, low level WC, pedestal wash hand basin, oil fired boiler.

Reception Room / Bedroom Four 17' 11" x 9' 10" (5.46m x 3m)

UPVC double glazed window to the front, side and rear elevation, three radiators, water tap.

Living Room / Dining Room 25' 0" x 21' 2" (7.63m x 6.44m)

Two UPVC double glazed windows to the front and one to the side elevation, UPVC double glazed sliding door to the rear elevation, two radiators, open fire, exposed brick wall, staircase to the first floor.

Kitchen 12' 0" x 10' 1" (3.67m x 3.07m)

Wood door to the side elevation, UPVC double glazed window to the rear elevation, units to the base and eye level, electric cooker point, stainless steel sink with drainer, radiator.

Frist Floor

Landing

UPVC double glazed door to the front elevation, storage cupboard.

Bedroom One 11' 11" x 11' 5" (3.62m x 3.49m)

UPVC double glazed window to the front and wood window to the rear elevation, radiator.

Bedroom Two 11' 11" x 9' 11" (3.62m x 3.02m)

Wood window to the rear elevation, radiator.

Bedroom Three 8' 4" x 8' 8" (2.54m x 2.64m)

Wood window to the rear elevation, radiator, loft access.

Bathroom

Wood window to the rear elevation, panelled bath with shower over, low level WC, pedestal wash hand basin, ladder radiator.

Externally

To the front, driveway, area laid to lawn, courtesy lighting, mature trees, plants and shrubs. To the rear, stone flagged walkway, area laid to lawn, hedged / fenced boundaries, mature trees, plants and shrubs.

Garage 18' 0" x 17' 0" (5.48m x 5.17m)

Two up and over doors to the front elevation, light and power connected.

Outbuilding 10' 6" x 28' 8" (3.20m x 8.73m)

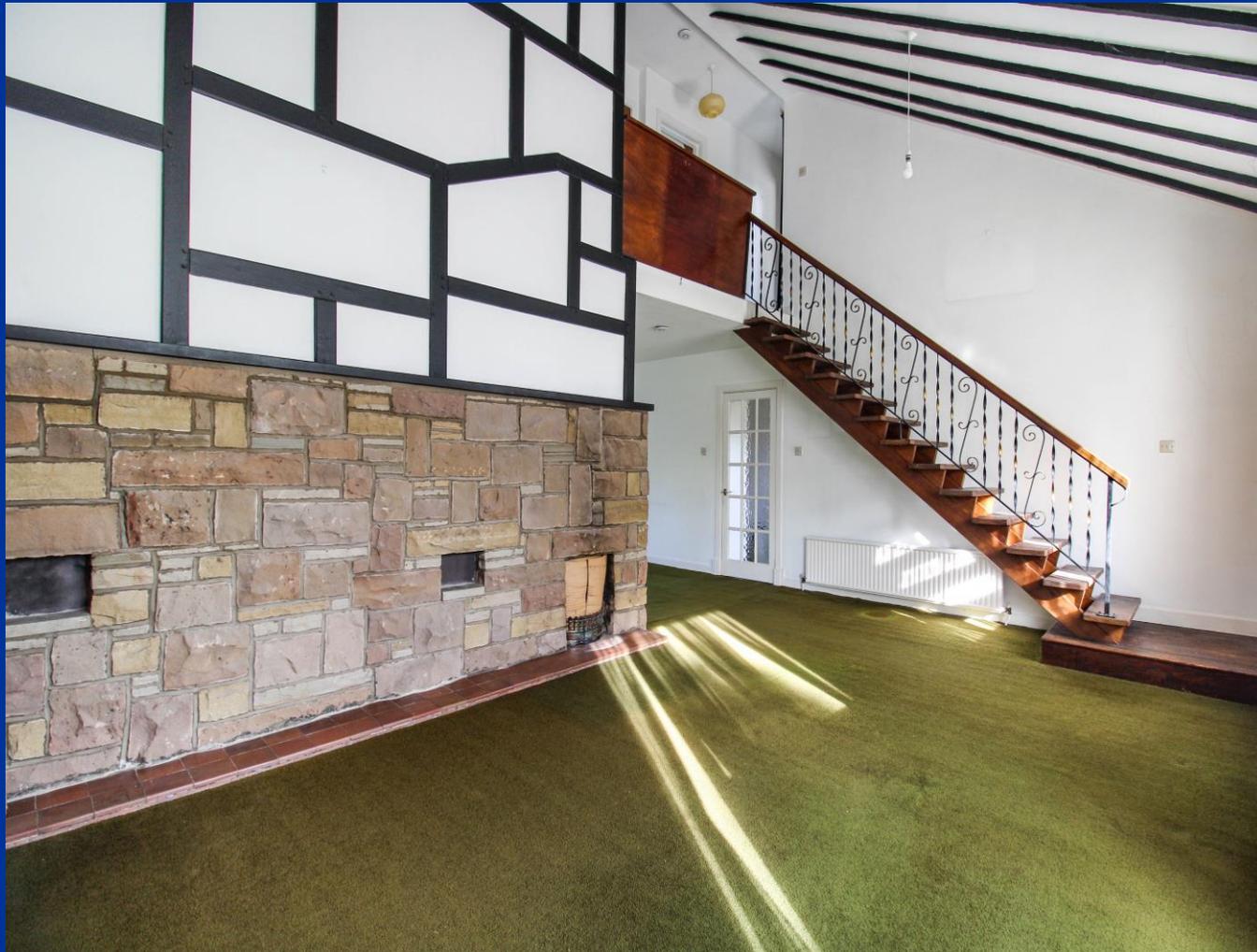
Wood door and three windows to the front elevation, three wood window to the rear elevation, electricity, light and water connected.



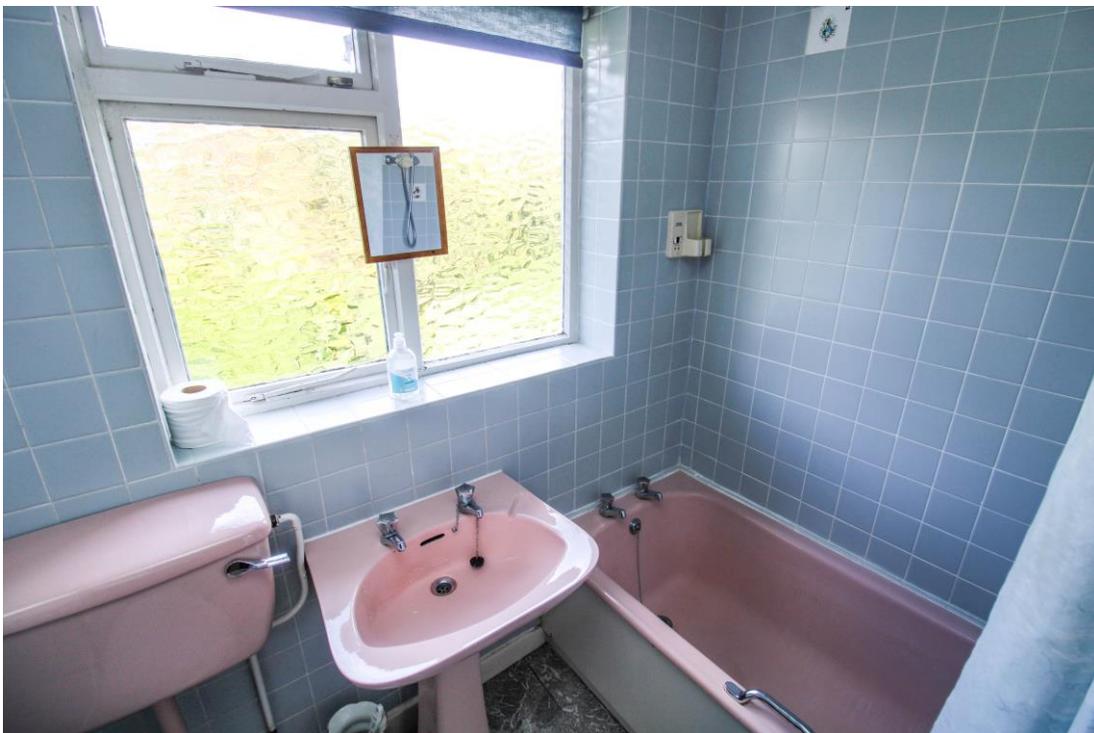
Note:
Council Tax Band: F

EPC Rating: F

Tenure: believed to be Freehold



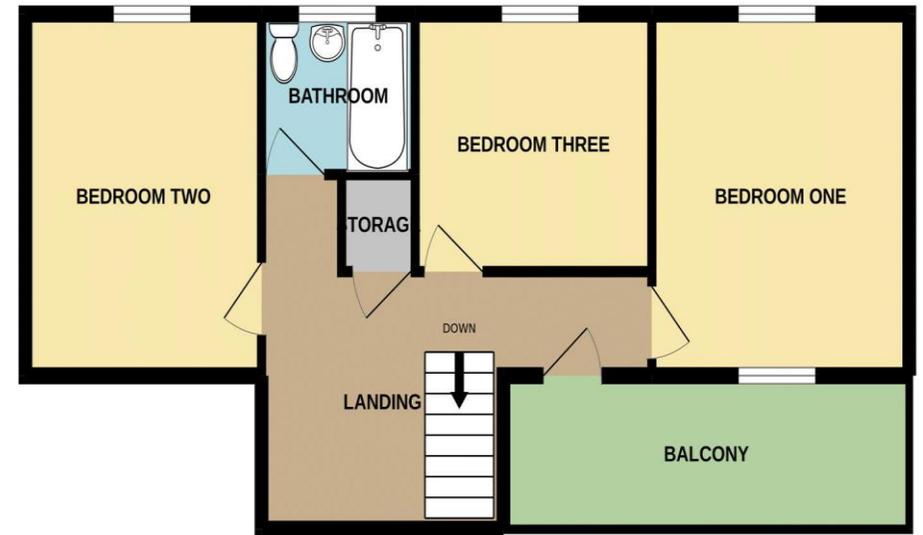




GROUND FLOOR



1ST FLOOR



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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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Directions

From our Derby Street, Leek offices proceed along Ball Haye Street and turn left into Stockwell Street. Follow this road which then becomes Macclesfield Road for approximately 5 miles and take the first main turning right into Leek Old Road signposted Rushton. Follow this road and just prior to reaching the Royal Oak Public House take the right hand turn into Sugar Street. Follow this road for a short distance where Hillsdean is situated on the left hand side identifiable by a Whittaker & Biggs for sale board.

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