





# 9 Byrons Lane, Macclesfield, Cheshire, SK11 7JW

**\*\* NO ONWARD CHAIN \*\*** A 'UNIQUE' and 'QUIRKY' two bedroom terraced house presents an excellent opportunity for first-time buyers and buy-to-let investors alike. Situated close to the local amenities of Macclesfield town centre and the train station, making it an excellent choice for commuters and just a short distance from the picturesque village of Langley, where residents can enjoy the beauty of the surrounding countryside and fabulous walks. In brief the property comprises; open plan living/dining kitchen. To the first floor are two bedrooms. Stairs lead up from the main landing to a stylish shower room with easy access to the loft space. Externally there is a pleasant communal courtyard.

## £140,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Byron's Lane is one of Macclesfield's most popular residential roads and comprises a pleasant mixture of different styles of properties. Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

#### Directions

Leaving Macclesfield in a Southerly direction along The Silk Road, continue onto Mill Lane then Cross Street and turn left at the traffic lights onto Byrons

Lane (signposted Sutton). Continue along where the property can be found after a short distance on the right hand side.

#### Living Room

10'8" x 10'2"

Attractive wood laminate flooring stretching through to the dining kitchen. Recessed ceiling spotlights. Double glazed window to the front aspect. Radiator. Open through to the breakfast kitchen.

#### Breakfast Kitchen

12'6" x 9'5"

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Integrated fridge and freezer with matching cupboard fronts. Space for a washing machine and dishwasher. Recessed ceiling spotlights. Space for a small table and chairs. Understairs storage cupboard. Stairs to the first floor. Double glazed window and door to the rear aspect. Radiator.

#### Stairs To The First Floor

Double glazed window to the rear aspect. Stairs to the second floor. Recessed ceiling spotlights.

### Bedroom One

10'1" x 8'7"

Double bedroom with built in wardrobe. Double glazed window to the front aspect. Radiator.

### Bedroom Two

12'6" x 4'8"

Single bedroom with window to the rear aspect. Radiator.

### Stairs To The Second Floor

Built in storage cupboard.

### Modern Shower Room

11'4" x 5'4"

Stylish shower room with shower enclosure, push button low level WC with concealed cistern and vanity wash hand basin. Chrome ladder style radiator. Recessed ceiling spotlights. Skylight window.

### Eaves Storage/Loft Space

Walk in storage cupboard with ample storage space and the gas central heating boiler.

### Outside

### Communal Courtyard

A pleasant communal courtyard to the rear.

### Tenure

The vendor has advised us that the property is Leasehold. We believe the lease to be 999 years from 29 September 1842. The vendor has also advised us that the property is council tax band A.

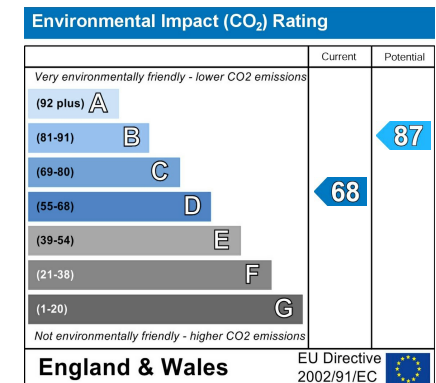
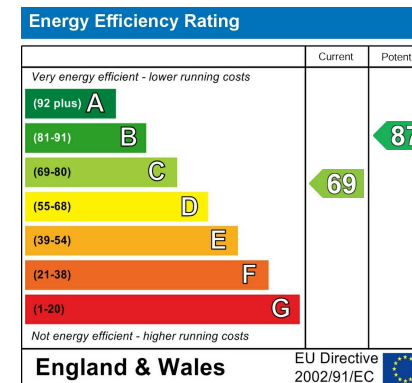
We would recommend any prospective buyer to confirm these details with their legal representative.

### Agent Notes

NB. In accordance with 'Section 21' of the Estate Agents Act 1979, we declare there is a personal interest in the sale of this property; the vendor is an employee of Jordan Fishwick.

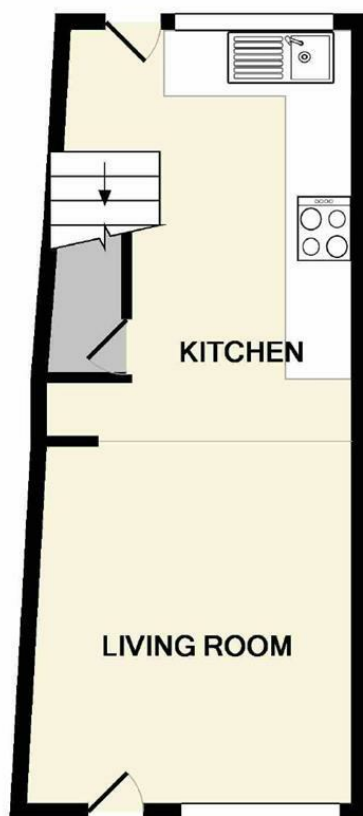
### Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

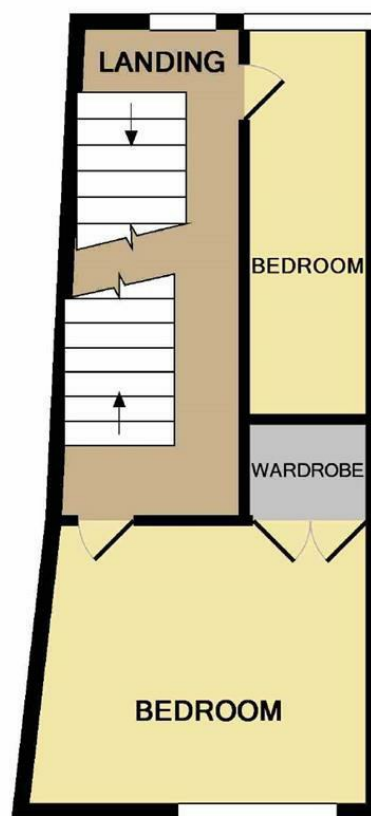




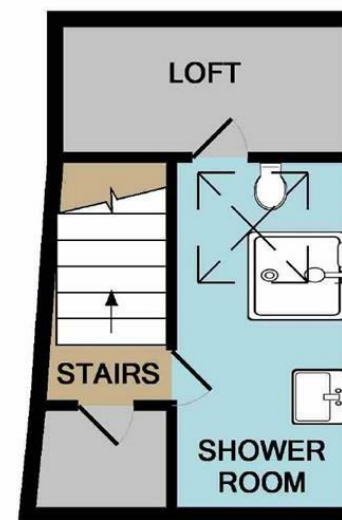




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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