



20 George Street West, Macclesfield, Cheshire, SK11 6ES

**** NO ONWARD CHAIN **** A two bedroom terraced property within walking distance to Macclesfield town centre with excellent transport links, both via Macclesfield bus and train station. The accommodation comprises in brief; living room, kitchen and utility area. Stairs lead down to the cellar. To the first floor there are two good well proportioned bedrooms and a bathroom. Gas central heating via a "Vaillant" boiler and double glazed windows installed in this property. Externally to the rear is a pleasant communal courtyard.

£155,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

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 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 Westerly direction along King Edward Street, at the traffic lights turn left onto Chestergate. Taking the 1st turning on the right onto Catherine Street then 3rd left onto Pierce Street and 1st left onto George Street West where the property can be found on the right hand side.

Living Room

12'0" x 12'1"

Decorated in neutral colours and features an attractive gas fireplace with attractive tiled inserts and hearth. Double glazed window to the front aspect. Radiator.

Kitchen

9'6 x 9'0

Fitted with a range of base units with work surfaces over and tiled splash back. Inset one and a quarter bowl stainless steel sink unit with mixer tap. Space for a cooker with extractor hood over. Space for a fridge/freezer. Double glazed window to the rear aspect. Door opening to the utility area. Stairs leading to the first floor landing. Radiator.

Utility

17'8" x 3'8"

Space for a washing machine. Vaillant boiler. Double glazed window to the rear aspect. Door to the communal courtyard.

Cellar

11'11" x 9'02"

Useful space with power and lighting.

Stairs and landing

Access to the loft space.

Bedroom One

9'6" x 9'0"

Double bedroom with double glazed window to the rear aspect. Built in storage cupboard. Radiator.

Bedroom Two

12'0" x 7'2"

Well proportioned bedroom with double glazed window to the front aspect. Radiator.

Bathroom

12'01" x 4'06" max

Fitter with a panelled corner bath with shower attachment above, low level WC and wash basin with cupboard below. Double glazed window to the rear aspect. Radiator.

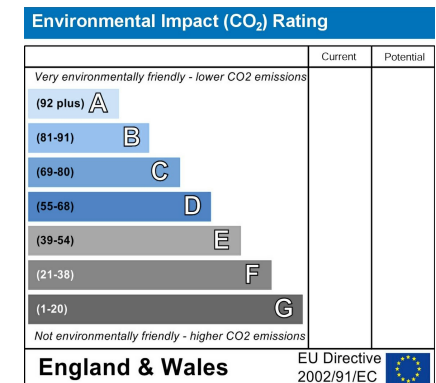
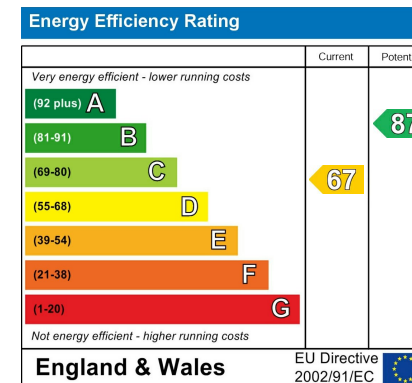
Communal yard

Pleasant paved communal yard to the rear.

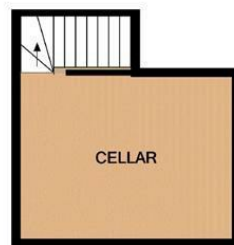
Tenure

We are informed by the vendor that the property is Leasehold and that the term is 999 years from 14 April 1824. We also believe that the council tax band is A.

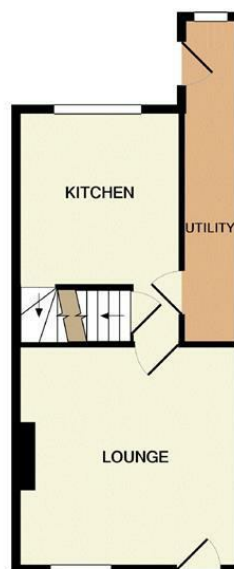
We would advise any prospective buyer to confirm this with their legal representative.



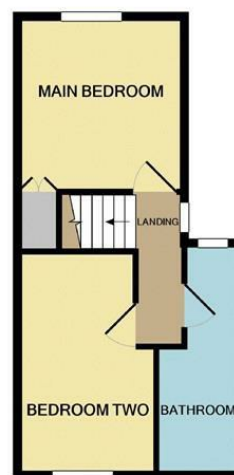




CELLAR



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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