





# 14 Eddisbury Terrace, Macclesfield, SK11 7EY

A BEAUTIFUL "Red brick" period property dating back to 1896 commanding a lovely position, tucked away off Buxton Road and within walking distance of Puss Bank School, local shops, Macclesfield canal and of course the town centre and its excellent public transport links. This period property has a fabulous blend of a bygone era retaining many original features such as high ceilings, corbel, cornices and deep skirting boards alongside more contemporary features such as double glazed windows and gas central heating. In brief the property comprises; porch, entrance hallway, downstairs WC, living room, dining room and breakfast kitchen with French doors to the garden. To the first floor are three well proportioned bedrooms and a family bathroom fitted with a white suite and separate shower cubicle. Externally, the property is set back from the road behind a small wall, whilst to the rear there is a well maintained Westerly facing garden with a spacious stone patio ideal for entertaining friends and family or to just simply relax and enjoy overlooking a well maintained lawn.

## £350,000

### 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 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

From our office turn left opposite the train station and proceed through the traffic lights under the railway bridge onto Buxton Road. Continue along this road, over the canal bridge, and Eddisbury Terrace is the second turning on the right just before the turning for Cranford Avenue.

#### Entrance Hallway

High ceilings. Cornice ceiling. Corbel. Deep skirting boards. Small under stairs storage cupboard. Laminate floor. Radiator. Stairs leading to the first floor landing.

#### Downstairs WC

Push button low level WC and wash hand basin. Tiled floor. Radiator.

#### Living Room

14'0 x 12'0

Tastefully decorated with feature fireplace and surround. Double glazed bay window to the front aspect. High cornice ceilings. Radiator.

#### Dining Room

13'0 x 11'0

Bright and airy dining room with ample space for a dining table and chairs. Laminate floor. Double glazed window to the rear aspect. Radiator.

#### Breakfast Kitchen

19'10 x 9'0 max

#### Kitchen

12'0 x 9'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset one and a quarter bowl stainless steel sink unit with mixer tap and

drainer. Four ring gas hob with extractor hood over and oven below. Space for a washing machine, dishwasher and fridge freezer. Vaillant boiler. Tiled floor. Radiator. Double glazed window and door to the side aspect. Breakfast bar with stool recess. Open to the breakfast area.

### Breakfast Area

8'0 x 7'6

Space for a table and chairs. Radiator. Double glazed window to the rear aspect. Double glazed French doors opening onto the garden.

### Stairs To The First Floor

Skylight window. Access to the loft space.

### Bedroom One

13'0 x 11'0

Double bedroom with double glazed window to the rear aspect with far reaching views over Macclesfield and beyond. Radiator.

### Bedroom Two

12'0 x 10'2

Double bedroom with double glazed window to the front aspect. Radiator.

### Bedroom Three

9'0 x 9'0

Good size third bedroom with double glazed window to the rear aspect with far reaching views over Macclesfield and beyond. Access to the loft space. Radiator.

### Family Bathroom

Fitted with a white suite comprising; panelled bath with telephone style shower head off the taps, separate shower cubicle, low level WC and pedestal wash hand basin. Part tiled walls. Double glazed window to the rear aspect. Radiator.

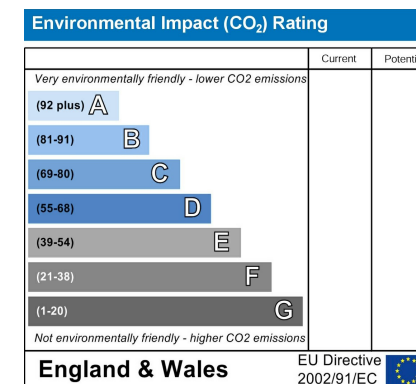
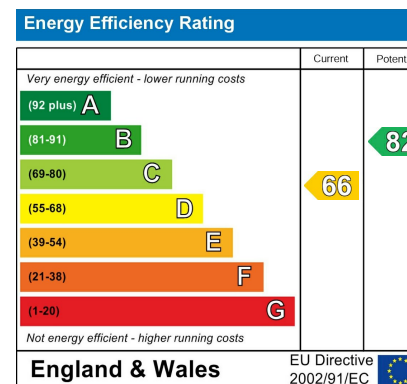
### Outside

#### Westerly Facing Garden

A well maintained Westerly facing garden with a spacious stone patio ideal for entertaining friends and family or to just simply relax and enjoy overlooking a well maintained lawn. Fencing, hedging and a stone wall to the perimeter.

### Tenure

The vendor has advised that the property is Freehold and that the council tax band is C. We would advise any prospective buyer to confirm this with their legal representative.









GROUND FLOOR



1ST FLOOR



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