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jordan fishwick
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10 Coare Street, Macclesfield, SK10 1DN

** NO ONWARD CHAIN ** A two bedroom terraced cottage situated on one of Macclesfield's popular residential streets, within walking distance of West Park, town centre and Macclesfield train station. In brief comprising; living room, dining room, kitchen and utility. To the first floor there are two bedrooms and a bathroom fitted with a white suite, whilst to the rear is an excellent size Southerly facing garden is mainly laid to lawn with a small patio area to the rear.

£169,950

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
Leaving Macclesfield in a Northerly direction along Beech lane, take the first turning on the left onto Coare Street where the property will be found on the left hand side.

Living Room
12'0 x 11'0
Accessed via a composite door. Double glazed window to the front aspect. Radiator. Latch lock door to the dining room.

Dining Room
11'0 x 7'7
Feature fireplace. Two built in storage cupboards. Stairs to the first floor. Window to the rear aspect. Radiator.

Kitchen
6'10 x 5'10
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Stainless steel sink unit with mixer tap and drainer. Space for a cooker. Window to the side aspect.

Utility
6'10 x 4'10
Space for a washing machine and fridge freezer. Double glazed door to the rear aspect.

Stairs To The First Floor

Bedroom One
11'10 x 11'0
Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Two
11'0 x 7'7
Good size second bedroom fitted with a range of mirror fronted wardrobes to one wall. Worcester boiler. Double glazed window to the rear aspect. Radiator.

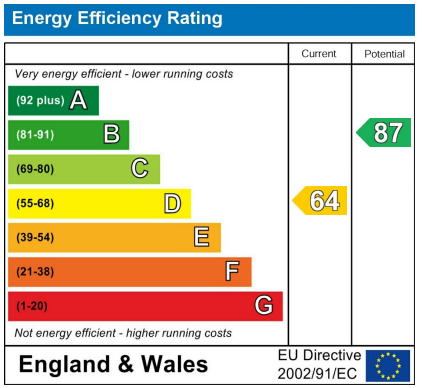
Bathroom
Fitted with a panelled bath with shower over, low level WC and pedestal wash hand basin. Window to the side aspect. Radiator.

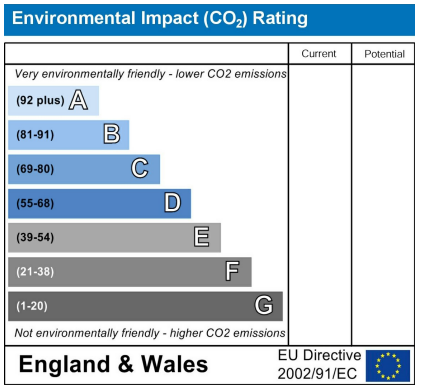
Outside

Southerly Facing Private Garden
The Southerly facing garden is mainly laid to lawn with a small patio area to the rear. Fenced and enclosed with a gate to the side.

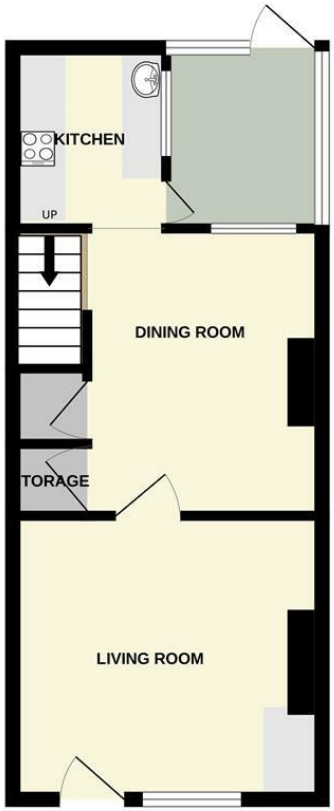
Tenure
The vendor has advised us that the property is Freehold.
The vendor has also advised us that the property is council tax band A.
We would recommend any prospective buyer to confirm these details with their legal representative.

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



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