



AUCTION
Pugh
0845 955 1070
www.pugh.co.uk

172



172 Park Lane, Macclesfield, Cheshire, SK11 6UD

**** NO ONWARD CHAIN**** A two bedroom terraced cottage situated within walking distance of South Park, the town centre and Macclesfield train station. Tastefully decorated and well presented, this charming property has undergone recent improvements by the current owner and is ready for immediate occupation. The accommodation is beautifully presented and warmed by gas fired central heating and further complemented by double glazed windows. In brief comprising; living room, dining area leading through to the fitted kitchen. To the first floor there are two well presented bedrooms, both with newly fitted carpets and decorated in neutral colours. The bathroom is stylish and fitted with a white suite. Externally there is a communal courtyard.

£159,950

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

Living Room

11'7 x 11'7

Good size living room featuring a log burning stove within chimney breast. Attractive wood laminate floor. Built in cupboard. Double glazed acoustic glazing window to the front aspect. Radiator. Archway through to the dining kitchen.

Dining Area

11'8 x 10'8

Space for a table and chairs. Fitted units fitted beneath staircase with full height storage cupboard. With space for a washing machine and tumble dryer. Stairs to first floor landing.

Kitchen

9'2 x 6'0

Fitted with a range of handleless base and wall mounted units with granite work surfaces over. Inset four ring induction hob. Built in double oven. Space for a fridge freezer. One and a half bowl composite sink unit with

mixer tap and drainer. Breakfast bar with stool recess. Recess ceiling spotlights. Integrated slimline dishwasher. Double glazed window and door to the rear aspect. Skylight window to increase natural daylight.

Stairs To First Floor Landing

Recessed ceiling spotlights.

Bedroom One

11'9 x 11'7

Double bedroom with a vaulted ceiling and beams. Double glazed acoustic glazing window to the front aspect. Radiator.

Bedroom Two

9'2 x 5'2

Single bedroom with double glazed window to the rear aspect. Built in cupboard housing a Worcester boiler. Access to the loft space (the vendor has advised that there is a light and has been partially boarded). Radiator.

Stylish Bathroom

Accessed via a sliding door. Fitted with an L shaped panelled bath with shower head over and screen to the side, "push button" low level WC and vanity wash hand basin. Chrome ladder style radiator. Recessed ceiling spotlights.

Outside

Communal Courtyard

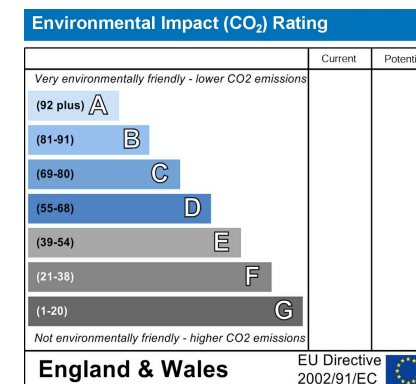
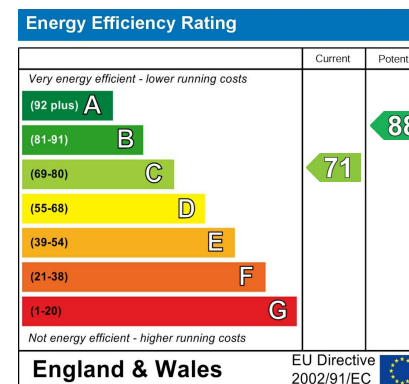
Communal courtyard with pedestrian access to Poplar Road.

Tenure

The vendor has advised us that the property is Freehold.

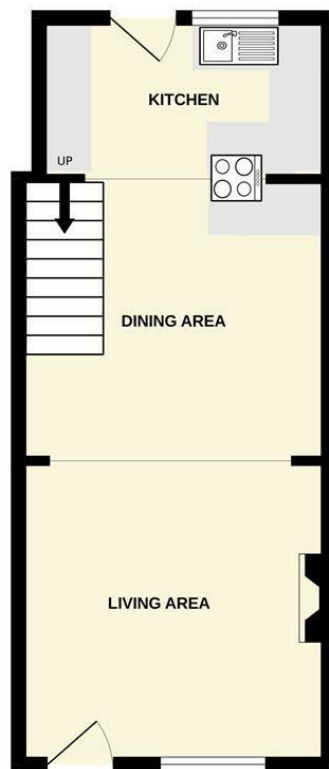
The vendor has also advised us that the property is council tax band A.

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

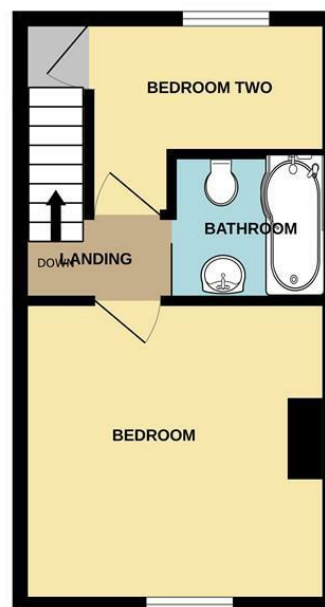




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2023



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

01625 434000

macclesfield@jordanfishwick.co.uk
www.jordanfishwick.co.uk

