RODNEY STREET
CITROËN
jordan fishwick

18 Nelson Street, Macclesfield, SK11 6UN

Situated on a quiet backwater street of Macclesfield is this one bedroom cottage offering good size accommodation over two floors. The property has gas fired central heating and double glazed windows. The accommodation in brief comprises; elegant living room and a modern fitted kitchen with access to the private courtyard. To the first floor is a double bedroom and stylish shower room fitted with a white suite. To the rear of the property is a private fenced and enclosed flagged courtyard.

£139,950

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 along Park Lane, turn right onto Nelson Street then the property will be found on the right hand side on the corner of Rodney Street.

Living Room

11'4" max x 11'6"
Accessed via a composite front door. Elegantly presented living room with double glazed window to front aspect. Electric stove within chimney breast. Cupboard housing meters. Laminate floor. Radiator. Latch lock door through to the kitchen.

Kitchen

9'0" to stairs x 8'0"
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. Four ring gas hob with extractor hood over and oven below. Integrated fridge. Space for a washing machine. Door to private rear yard. Double glazed window to rear aspect. Stairs to the first floor.

Stairs To The First Floor
Latch lock doors to the bedroom and shower room.

Bedroom
10'2" x 11'6"
Double bedroom with double glazed window to the front aspect. Radiator.

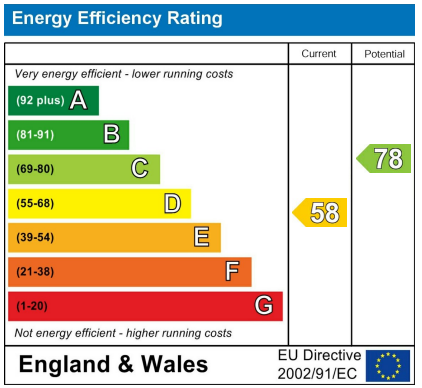
Shower Room
Fitted with a stylish white suite comprising; walk in shower, push button low level WC and vanity wash hand basin. Built in airing cupboard housing the boiler. Double glazed window to the rear aspect. Radiator.

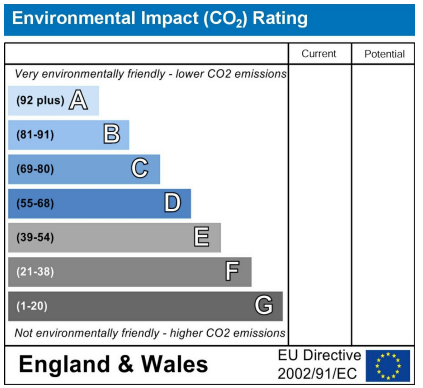
Outside

Private Courtyard
To the rear is a private courtyard. Fenced and enclosed with courtesy gates to either side.

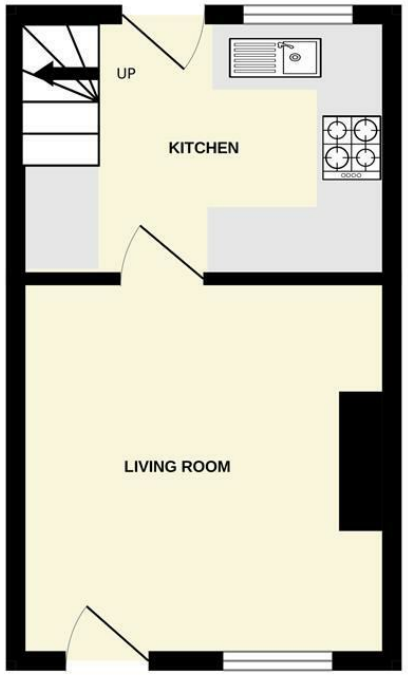
Tenure
The vendor has advised us that the property is Leasehold. We believe the lease to be 999 years from 25 March 1825. The vendor has also advised us that the property is council tax band A.
We would recommend any prospective buyer to confirm these details with their legal representative.

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.

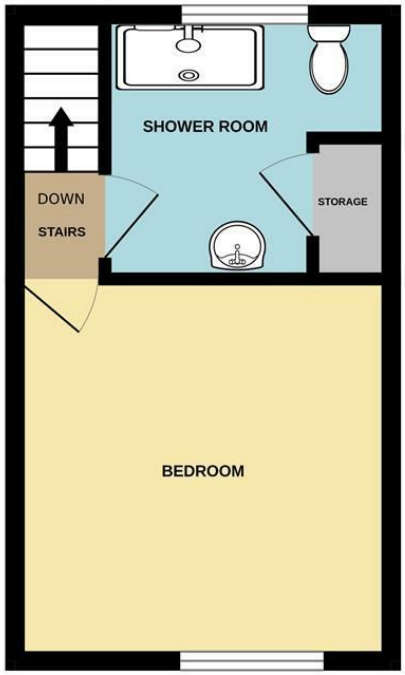




GROUND FLOOR
216 sq.ft. (20.1 sq.m.) approx.



1ST FLOOR
221 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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