
jordan fishwick
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# 85 St Georges Street, Macclesfield, Cheshire, SK11 6TD

** NO ONWARD CHAIN ** A two bedroom terraced cottage located in one of Macclesfield's most sought after residential areas, conveniently positioned close to South Park, the town centre and the local railway station. Requiring modernisation throughout, this property presents an excellent opportunity for first-time buyers or those looking to create a home tailored to their own tastes. The accommodation in brief comprises; living room and kitchen on the ground floor. To the first floor there are two bedrooms and a bathroom. Externally, the property benefits from a private Westerly facing garden featuring a patio area with steps leading up to a lawn.

## £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 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 Southerly direction along Sunderland Street, continue through the traffic lights into Park St and take the first turning on the left into Lowe St. Turning right at the end into Chapel Street, St Georges Street is then the next left.

### Living Room
12'0" x 11'10"
Laminate wood floor. Window to the front aspect. Radiator.

### Kitchen
12'0" x 8'10"
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset stainless steel sink unit with mixer tap and drainer. Four ring electric hob with built in oven below and extractor hood over. Tiled floor. Stairs to the first floor landing. Door and window to the rear aspect. Radiator.

### Stairs to the First Floor

### Bedroom One
12'0" x 9'5"
Double bedroom with window to the front aspect. Radiator.

## Bedroom Two
8'10" x 6'0"
Double glazed window to the rear aspect. Over stairs storage cupboard housing the boiler. Radiator.

## Bathroom
Fitted with a panelled bath with shower fittings over, low level WC and pedestal wash hand basin. Tiled walls. Radiator.

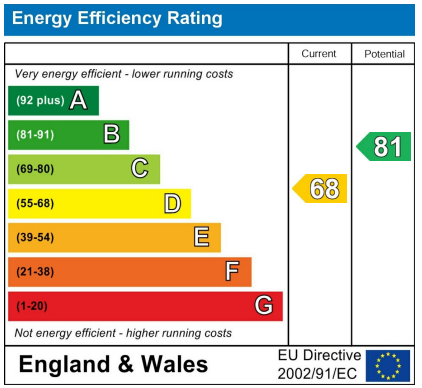
## Outside

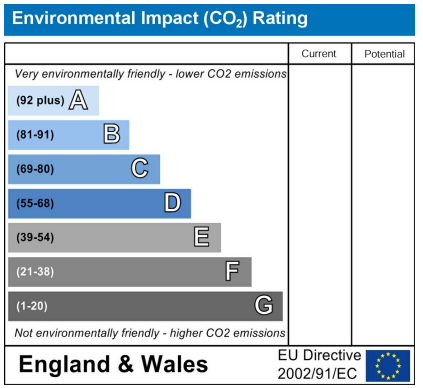
## Private Westerly Facing Garden
To the rear of the property is a patio area with steps leading up to a private lawned garden enjoying a good degree of privacy.

## Tenure
The vendor has advised us that the property is Leasehold. We believe the lease to be 999 years from 25 March 1823. 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.

## Agents Note
NB. In accordance with 'Section 21' of the Estate Agents Act 1979, we declare there is a personal interest in the sale of this property; the vendor is related to a director of Jordan Fishwick Financial Services.

## 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.



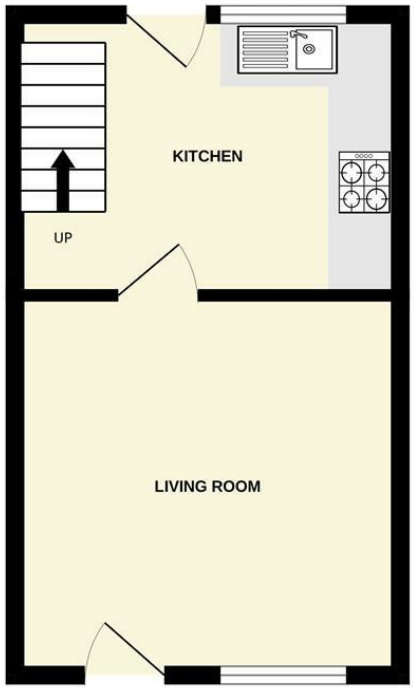




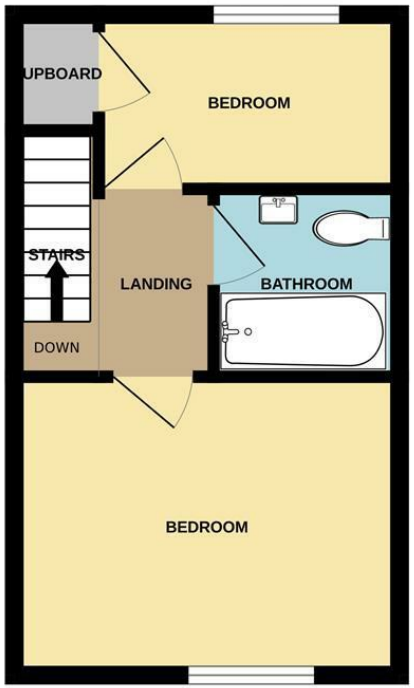




GROUND FLOOR




1ST FLOOR




Measurements are approximate. Not to scale. Illustrative purposes only
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