jordan fishwick

25 Black Road, Macclesfield, Cheshire, SK11 7BZ

An appealing larger than average, end terraced property located in a popular and extremely convenient area of Macclesfield within a short distance of Puss Bank School, local shops, open countryside, Macclesfield town centre and train station. The interior design is spacious and offers a combination of the traditional and the contemporary. The property is set back from the road behind an enclosed front garden and in brief accommodation comprises; elegantly presented living room decorated in neutral colours, stylish kitchen and inner hallway with access to the bathroom and garden. To the first floor are two double bedrooms. A special mention must be made to the fantastic Westerly facing rear garden featuring a large stone patio offering the ideal place for entertaining friends and family. Steps lead down to an additional patio and lawned garden beyond.

£239,950

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
Proceed out of Macclesfield along Buxton Road and proceed over the canal bridge and take the second right onto Black Road, follow the road where the property will be found on the right hand side.

Living Room
15'0 x 10'3
Elegantly presented and decorated in neutral colours. Double glazed window to the front aspect. Built in storage cupboard and additional storage either side of the chimney breast. Tiled floor. Radiator. Oak sliding door to the kitchen.

Stylish Kitchen
13'0 x 8'2
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Ceramic style sink unit with mixer tap and drainer. Inset four ring gas hob with extractor hood over and oven below. Integrated fridge/freezer with matching cupboard fronts. Space for a washing machine. Breakfast bar with stool recess. Double glazed window to the rear aspect. Tiled floor.

Inner Hall
Double glazed door to the garden. Access to the bathroom. Stairs to the first floor. Radiator.

Bathroom
Fitted with a white suite comprising; panelled bath with shower over and

screen to the side, push button low level WC with concealed cistern and vanity wash hand basin with mixer tap. Part tiled walls. Double glazed window to the side aspect.

Stairs To The First Floor

Bedroom One

15'4 max x 10'7
Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Two

13'1 x 8'3
Double bedroom with double glazed window to the rear aspect. Built in over stairs storage cupboard. Access to the loft space. Radiator.

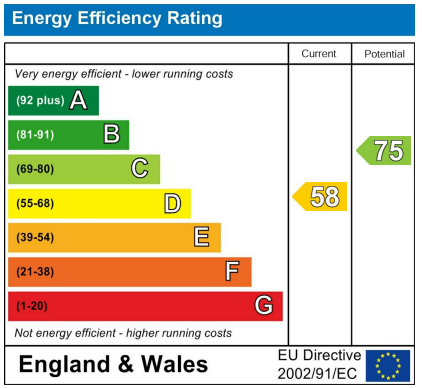
Outside

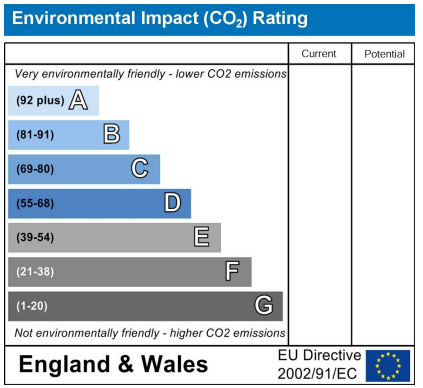
Westerly Facing Garden

A fantastic Westerly facing rear garden featuring a large stone patio offering the ideal place for entertaining friends and family. Steps lead down to an additional patio and lawned garden beyond. Courtesy gate to the side allows access to the front.

Tenure

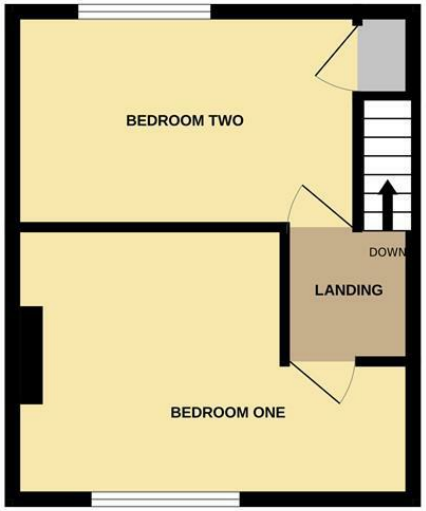
The vendor has advised that the property is Freehold and that the council tax band is B.
We would advise any prospective buyer to confirm these details with their legal representative.





GROUND FLOOR

1ST FLOOR



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