jordan fishwick

79 Coare Street, Macclesfield, SK10 1DW

** NO ONWARD CHAIN ** A two bedroom terraced cottage situated on one of Macclesfield's popular residential streets, enjoying a convenient location, within a short walk of the town centre where you will find an array of shops, bars and restaurants as well as excellent public transport facilities such as the train and bus station. The accommodation in brief comprises; open plan through living/dining room and kitchen. To the first floor there are two bedrooms and a bathroom fitted with a white suite, whilst the rear garden is mainly laid to lawn with fencing to the boundaries.

£190,000

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 right hand side.

Living Room
11'8 x 11'0
Accessed via a composite front door. Feature coal effect gas fire and surround. Double glazed window to the front aspect. Recessed ceiling spotlights. Radiator. Open to the dining area.

Dining Area
11'5 x 8'10
Two built in storage cupboards. Stairs to the first floor. Double glazed window to the rear aspect. Radiator.

Kitchen
6'10 x 6'0
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with concealed extractor hood over and oven below. Space for a washing machine. Double glazed window to the rear aspect and door to the side.

Stairs To The First Floor
Access to the loft space. Built in storage cupboard.

Bedroom One
11'8 x 11'1
Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Two
11'4 x 5'7
Single bedroom with double glazed window to the rear aspect. Radiator.

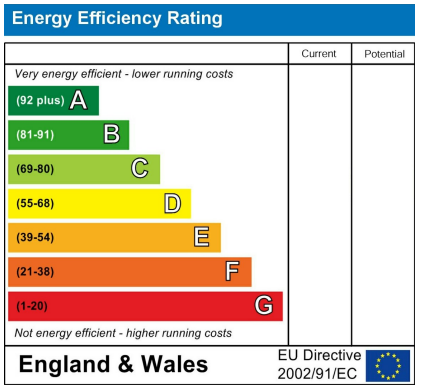
Bathroom
Fitted with a panelled bath with shower attachment off the taps, low level WC and pedestal wash hand basin. Tiled walls. Double glazed window to the rear aspect. Radiator.

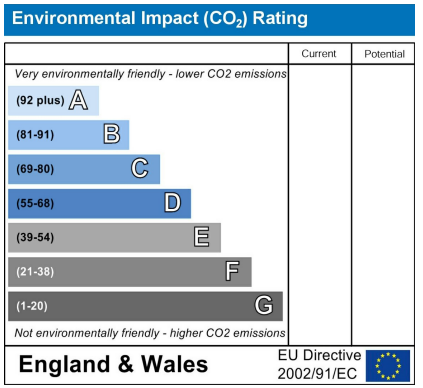
Outside

Garden
The rear garden is mainly laid to lawn with fencing to the boundaries.

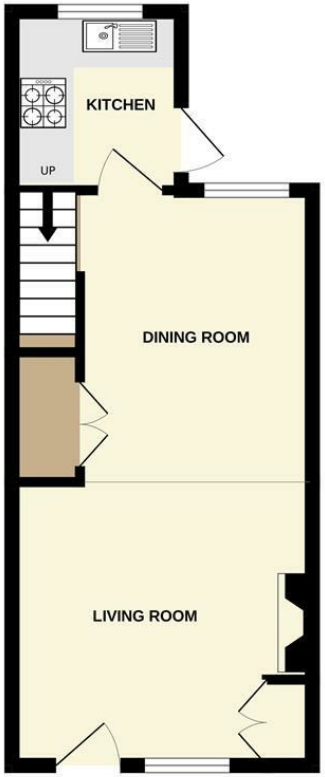
Tenure
The vendor has advised us that the property is Freehold and that the council tax band is A.
We would recommend any prospective buyer to confirm these details with their legal representative.

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.

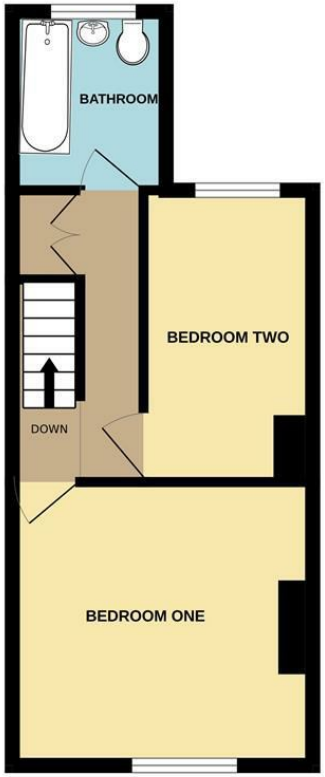




GROUND FLOOR



1ST FLOOR



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