jordan fishwick

247 Hurdsfield Road, Macclesfield, SK10 2PN

** FOR SALE BY INFORMAL TENDER ** This two/three bedroom end of terraced property offers a rare opportunity to create your ideal home or investment property. Still retaining many original features such as high ceilings, deep skirting boards and floorboards. Although the property is in need of full refurbishment, the accommodation is spacious and allows the new owner(s) to put their own stamp on it. Located on the edge of Macclesfield, close to excellent schools, Macclesfield canal and countryside, within walking distance of local amenities and just a short distance to the town centre and excellent public transport links. In brief the property comprises; entrance hallway, open plan living/dining room and kitchen. To the first floor are two double bedrooms and bathroom with access to the third bedroom/study. Externally. to the rear is a courtyard garden. A courtesy gate to the side.
The property is offered for sale by way of informal tender. Interested parties are advised to inspect the property prior to submitting a bid. Tender deadline is by 12 noon on Thursday 4th September.

£175,000

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 an Easterly direction along Hurdsfield Road, continuing for a short distance and you will find the property on the right hand side.

Entrance Hallway
Stairs to first floor landing. High ceilings. Deep skirting boards. Wooden floorboards. Radiator.

Open Plan Living/Dining Room

Living Area
Double glazed window to the front and side aspect. Feature fireplace. Radiator.

Dining Area
Ample space for a dining table and chairs. Double glazed French doors to the garden. Under stairs storage cupboard.

Kitchen
Fitted with a base unit with work surface over. Ceramic style sink unit with drainer. Space for a range cooker, washing machine, fridge and dishwasher. Worcester boiler. Tiled floor. Double glazed window to the front side and rear aspect. Double glazed door to the garden.

Stairs To The First Floor
Wooden floorboards. Access to the loft space.

Bedroom One
Double bedroom with double glazed window to the front and side aspect. Feature fireplace. Wooden floorboards. Radiator.

Bedroom Two
Double bedroom with double glazed window to the rear aspect. Access to the bathroom. Wooden floorboards. Radiator

Bedroom Three/Study
Access through the bathroom. Double glazed window to the front aspect. Wooden floorboards. Radiator.

Bathroom
Fitted with a free standing bath, low level WC and pedestal wash hand basin. Chrome ladder style radiator. Double glazed window to the rear aspect. Wooden floorboards.

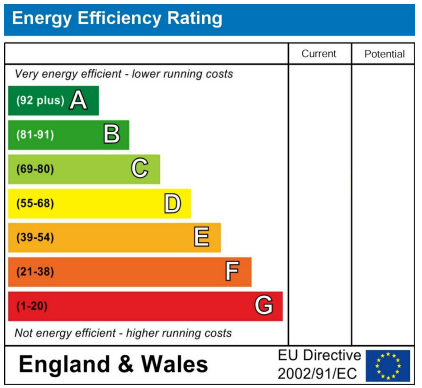
Outside

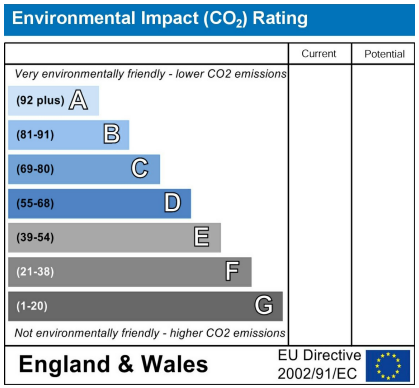
Garden
To the rear is a courtyard garden. A courtesy gate to the side aspect.

Tenure
We have been advised by the vendor that the property is Freehold and that the council tax band is B.
We would advise any perspective buyer to confirm these details with their legal representative.

Informal Tender
Informal Tender Process: Interested parties are invited to submit their best offer in a sealed envelope or by email to macc@jordanfishwick.co.uk by 12 noon on 4th September.

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
506 sq.ft. (47.1 sq.m.) approx.

1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.

TOTAL FLOOR AREA : 1006 sq.ft. (93.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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