



# 26 Newtown Chapel South Park Road, Macclesfield, SK11 6RP

\*\* NO ONWARD CHAIN \*\* 100% ownership for 80% of the price!!! This is not a "shared ownership" or "shared equity". It is a scheme to assist first time buyers to get on to the property ladder. A converted ground floor apartment forming part of this 19th Century Chapel, offering a great blend of modern living alongside the original characteristics expected from a building of this era. In outline comprising:- communal entrance hall, private entrance hall, open plan living/dining kitchen area, double bedroom and bathroom with white suite. (NB The property is being sold with 100% ownership, under the Macclesfield Borough Council leasehold resale covenant scheme, for further details, please call our sales office 01625 434000)

## £89,950

### **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 our Macclesfield office along Sunderland Street, continue through the traffic lights at Park Green and bear left at the roundabout onto Park Lane (A536). South Park Road is then the fourth turning on the right and the Chapel can be found further down on the right hand side.

### **Communal Hallway**

Communal hallway with stained glass leaded windows and stairs leading to all floors, with this particular property being located on the ground floor.

### **Private Hallway**

A generous hallway with security intercom system.

### **Living/Dining Room**

13'4 x 9'0

An open plan living/dining area with space for a dining table and chairs. Electric radiator.

## Kitchen

7'0 x 7'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled splash backs. Inset single drainer stainless steel sink unit with mixer tap and drainer. Four ring electric hob with extractor hood over and oven below. Space for a washing machine, fridge and freezer. Double glazed window.

## Dressing Room/Study

10'3 x 8'3

Partitioned off from the main bedroom to create a dressing room/study. Electric radiator.

## Bedroom

10'2 x 9'2

Double glazed window.

## Bathroom

Fitted with a panelled bath, push button low level WC and pedestal wash hand basin. Part tiled walls. Double glazed window. Electric radiator.

## Outside

## Parking

There is residents parking to the front of the building.

## Tenure

The vendor has advised us that the property is Leasehold with a lease of 250 years from 1 November 2007 with a cost of £175 per year for the ground rent and £119 per month for the service charge.

The vendor has also advised us that the property is council tax band A.

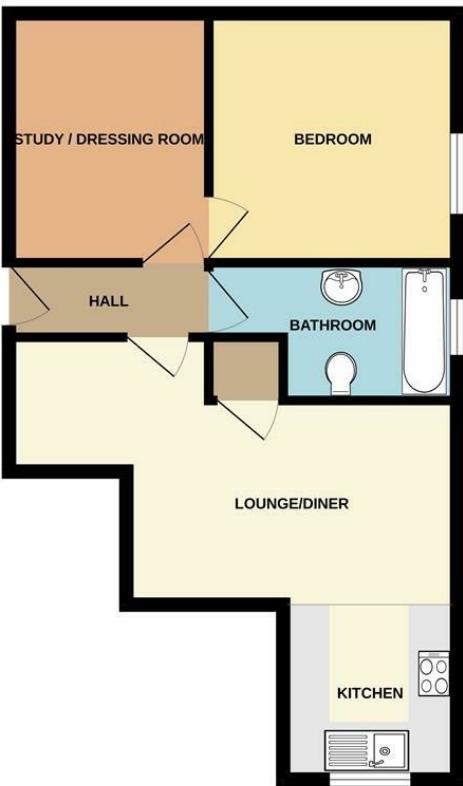
We would recommend any prospective buyer to confirm these details with their legal representative.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



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](mailto:macclesfield@jordanfishwick.co.uk)  
[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

