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HONEYFIELD  
188



# 290 Peter Street, Macclesfield, SK11 8EX

**\*\* NO ONWARD CHAIN \*\*** A spacious two double bedroom semi detached property and located within walking distance of excellent schools, Macclesfield town centre and excellent transport links. Retaining many period characteristics such as high cornice ceiling, deep skirting boards and stripped wooden doors. In brief the property comprises; entrance hall, living room, dining room, breakfast kitchen and lean to. To the first floor are two double bedrooms and bathroom fitted with a white suite and separate shower cubicle. Externally, the property is set back behind a small garden, whilst to the rear is a private garden mainly laid to lawn with a patio. Fenced and enclosed with a high degree of privacy.

## £262,000

### 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 along Park Lane, continue through traffic lights at the junction with Bond Street and then Peter Street is the second turning on the right. The property will be found on the left hand side.

#### Hallway

Accessed via a composite front door. Stairs to the first floor. Cornice ceiling. Deep skirting boards. Attractive Minton style tiled floor. Doors to the reception rooms.

#### Living Room

12'3 x 10'5  
Decorated in neutral colours with feature brick fireplace. High cornice ceiling. Picture rails. Ceiling rose. Double glazed window to the front aspect. Radiator.

#### Dining Room

12'4 x 11'1  
Ample space for a dining table and chairs. Double glazed window to the rear aspect. Radiator.

#### Kitchen

13'0 x 6'5  
Fitted with a range of base units with work surfaces over and incorporating a stainless steel sink unit with mixer tap and drainer. Space for a cooker and washing machine. Wall mounted boiler. Tiled floor. Double glazed bay window to the side aspect. Radiator.

### Lean To

8'1 x 5'1

Double glazed sliding door to the garden. Tiled floor. Radiator.

### Stairs To The First Floor

Access to the loft space.

### Bedroom One

14'4 x 12'4

Double bedroom with feature fireplace. Double glazed window to the front aspect. Radiator.

### Bedroom Two

12'5 x 9'0

Double bedroom with feature fireplace. Double glazed window to the rear aspect. Radiator.

### Bathroom

Fitted with a panelled bath with separate shower cubicle, low level WC and pedestal wash hand basin. Built in airing cupboard housing the hot water tank. Part tiled walls. Radiator.

### Outside

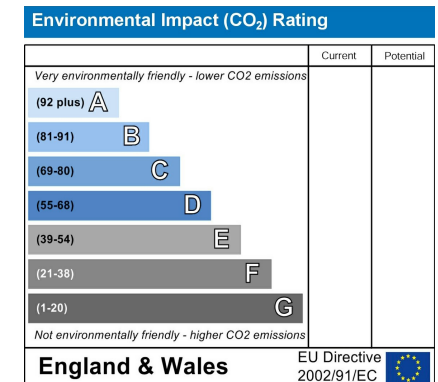
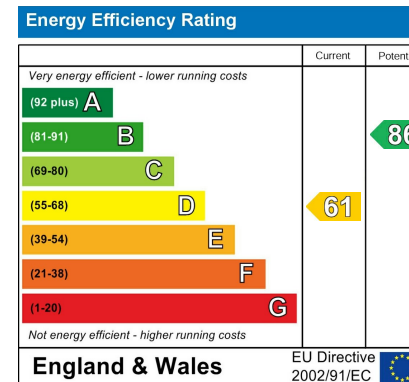
#### Garden

To the rear is a private garden mainly laid to lawn with a patio. Fenced and enclosed with a high degree of privacy. A 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 C.

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





GROUND FLOOR



1ST 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  
www.jordanfishwick.co.uk

