local
NC NEWS
jordan fishwick

62 Hurdsfield Road, Macclesfield, SK10 2QJ

** NO ONWARD CHAIN ** A two bedroom mid terrace property with a private courtyard garden and located in a popular residential area with a short distance of the town centre wit hits excellent transport links and within walking distance to Barracks Mill retail park. The property is fitted with double glazed windows and in brief comprises; living room and kitchen. To the first floor are two bedrooms and a stylish bathroom. Externally, to the rear is a private courtyard garden.

£130,000

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, (B5470) where the property will be found on the left hand side just after the turning for Steeple Street.

Living Room
11'10 x 11'8
Accessed via a composite front door. Double glazed window to the front aspect. Electric heater.

Breakfast Kitchen
11'10 x 11'6
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Stainless steel sink unit with mixer tap and drainer. Tiled returns. Four ring electric hob with extractor hood over and oven below. Space for a washing machine and upright fridge/freezer. Recessed ceiling spotlights. Stairs to the first floor. Double glazed window and door to the rear aspect.

Stairs To The First Floor
Access to the loft space. Electric heater.

Bedroom One
10'2 x 8'10
Double bedroom with double glazed window to the front aspect. Electric heater.

Bedroom Two
8'3 x 8'3
Single bedroom with double glazed window to the rear aspect. Over stairs storage cupboard. Electric heater.

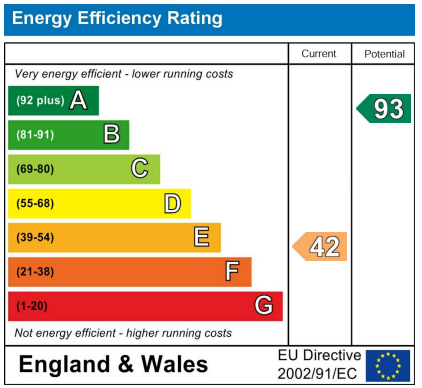
Bathroom
Fitted wit ha stylish white suite comprising; panelled bath with shower over and screen to the side, low level WC and pedestal wash hand basin. Part tiled walls.

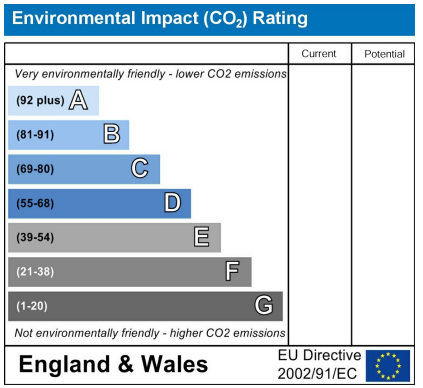
Outside

Private Courtyard
Externally, to the rear is a private courtyard garden.

Tenure
We have been informed by the vendor that the property is Leasehold and that the term is 999 years from 25 December 1847. We have also been advised that the property is council tax band A.
We would advise any perspective 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.





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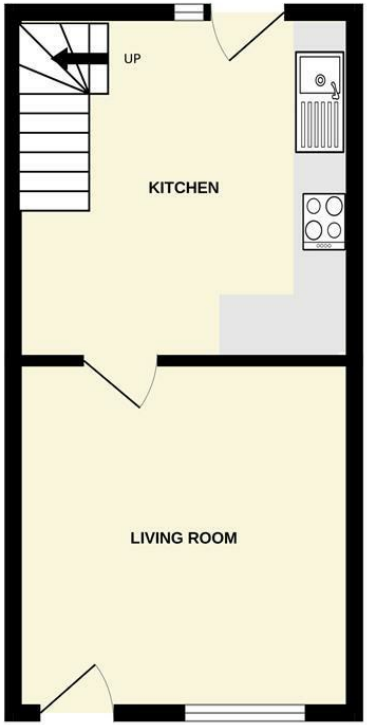
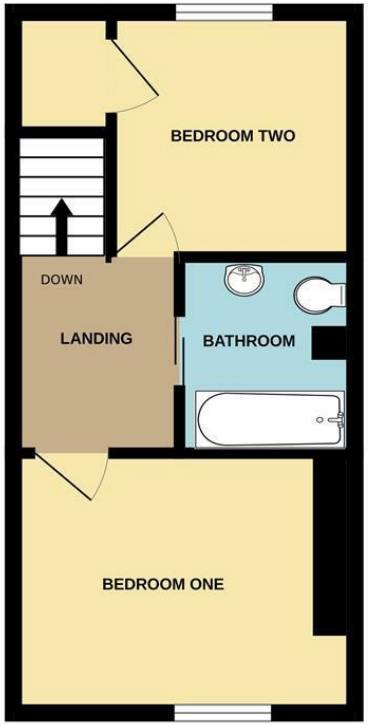


1ST FLOOR



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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