



jordanfishwick

3 DRUMMERS KEEP BARRACKS SQUARE MACCLESFIELD
£210,000

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Dating back to the mid-1800s, this iconic Grade II listed building is part of an attractive period conversion, thoughtfully transformed into residential accommodation around 2007. Full of charm and character, this delightful two-bedroom ground floor apartment offers well-proportioned accommodation, ideal for a wide range of purchasers. Perfectly positioned within a short walk of the train station, town centre and an excellent range of local amenities. In brief the property comprises; communal hallway, private hallway, living/dining room, breakfast kitchen, two double bedroom (master with en-suite shower room and shower room. Externally, the property also benefits from an allocated parking space and attractive communal grounds with additional seating areas.

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
Leave Macclesfield along Park Lane, continue through the traffic lights at the junction with Bond Street and then take the third turning on the right onto Crompton Road. Take the first left onto Preston Street West and first right onto Barracks Square.

Communal Hallway
Communal hallway. Stairs to the first floor and door to the ground floor apartment.

Private Hallway
Access to the living room, bedrooms and shower room.

Living/Dining Room
21'0 x 11'3
Feature fireplace and surround. Space for a dining table and chairs. Window to the front aspect. Radiator.

Breakfast Kitchen
17'4 x 9'0
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl ceramic style sink unit with mixer tap and drainer. Four ring Neff induction hob with concealed extractor hood over. Neff double oven. Integrated fridge/freezer, washing machine and dishwasher all with matching cupboard fronts. Space for a small table and chairs. Tiled floor. Velux window and additional window to the side aspect. Door to the private courtyard.

Bedroom One
13'7 x 7'4
Double bedroom fitted with a range of wardrobes. Feature stain glass window. Window to the side aspect.

En-Suite Shower Room
Fitted suite comprising; shower cubicle, push button low level WC and pedestal wash hand basin. Tiled floor and part tiled walls. Ladder style radiator. Recessed ceiling spotlights. Window to the side aspect.

Bedroom Two
11'3 x 6'0
Double bedroom with window to the front aspect.

Shower Room
Fitted with a white suite comprising; walk in shower, push button low level WC and wash hand basin. Part tiled walls. Feature stained glass window. Recessed ceiling spotlights.

Outside
Private Courtyard
An enclosed private courtyard to sit and relax.

Parking & Communal Grounds
The property also benefits from an allocated parking space and attractive communal grounds with additional seating areas.

Tenure
The vendor has advised us that the property is Leasehold with a lease of 999 years from 1 June 2006 and a ground Rent is £200 per annum and service charge is £148.74 per month
The vendor has also advised us that the property is council tax band C.
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.



Measurements are approximate. Not to scale. Illustrative purposes only
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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	