



35 Chapel Street, Macclesfield, Cheshire, SK11 6TA

**** NO ONWARD CHAIN **** A substantial and beautifully presented period home situated on a highly sought after road, ideally positioned for the town centre and excellent transport links. This exceptional family residence perfectly combines timeless character with modern comforts, enhanced by elegant interior styling throughout. The current owners have thoughtfully transformed the property into a truly distinguished home, carefully balancing original charm with contemporary living to create a warm and inviting space for future owners. In brief the accommodation comprises; an impressive entrance hallway with attractive tiled flooring, a spacious living room, dining room and kitchen. Steps lead down to a useful cellar space. To the first floor are two generous double bedrooms and a stylish family bathroom. The second floor offers a superb principal bedroom with en-suite shower room together with a fourth bedroom or study enjoying pleasant views over mature trees to the rear. Outside, the delightful rear garden is private and enclosed, featuring a stone patio ideal for relaxing or entertaining family and friends. Raised flower beds and mature trees provide an attractive setting and a high degree of privacy. Early viewing is highly recommended to fully appreciate all this wonderful home has to offer.

£300,000

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

From this office turn right at the junction opposite the railway station, at the traffic lights go across onto Park Street, go across the mini roundabout onto Park Lane, take second left onto Peel Street, turn left onto Chapel Street where the property is situated on the right hand side.

Entrance Hallway

Attractive tiled floor. Stairs to the first floor. Radiator.

Living Room

12'10 x 10'8

Bright and airy living room with double glazed sash window to the front aspect. Radiator.

Dining Room

13'6 x 11'0

The dining room is of generous proportions and features an engineered wooden floor. Radiator. A square archway leads through to the kitchen.

Brand New Kitchen

9'0 x 6'1

Fitted with a range of base units with wooden work surfaces over and matching wall mounted cupboards. Tiled returns. Sink unit with mixer tap and drainer. Four ring induction hob with extractor hood over and oven below. Integrated fridge/freezer and washer/dryer all with matching cupboard fronts. Tiled floor. Recessed ceiling spotlights. Double glazed window to the rear aspect. Composite door to the garden.

Stairs Down To The Cellar

Cellar

11'10 x 10'7

A useful storage space.

Stairs To The First Floor

Stairs to the second floor.

Bedroom Two

14'4 x 12'10

Double bedroom with double glazed sash window to the front aspect. Radiator.

Bedroom Three

13'5 x 8'6

Double bedroom with double glazed window to the rear aspect. Radiator.

Brand New Family Bathroom

Fitted with a stylish white suite comprising; panelled bath, push button low level WC and vanity wash hand basin. Ladder style radiator. Tiled floor and part tiled walls. Built in airing cupboard housing the boiler. Double glazed window to the rear aspect.

Stairs To The Second Floor

Built in cupboard. Access to the loft space. Double glazed window to the rear aspect.

Master Bedroom

14'3 x 13'0

Double bedroom with double glazed sash window to the front aspect. Radiator.

Brand New En-Suite Shower Room

Fitted with a stylish suite comprising; walk in shower, push button low level WC and pedestal wash hand basin. Tiled floor and part tiled walls. Recessed ceiling spotlights. Ladder style radiator.

Bedroom Four

8'7 x 7'6

Single bedroom with double glazed window to the rear aspect with views over mature trees. Radiator.

Outside

Private Garden

The delightful rear garden is private and enclosed, featuring a stone patio ideal for relaxing or entertaining family and friends. Raised flower beds and mature trees provide an attractive setting and a high degree of privacy.

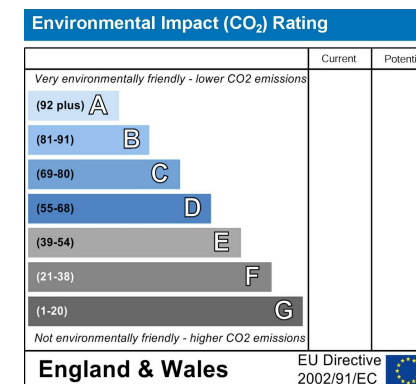
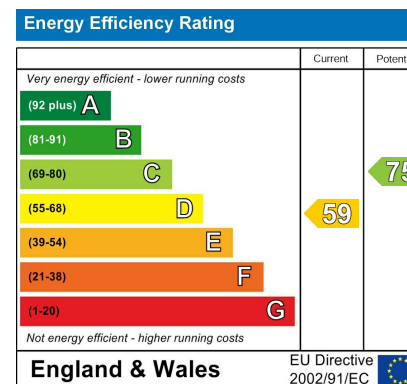
Tenure

The vendor has advised that the property is Leasehold and that the term is 999 years from 25 March 1823. The vendor has also advised that the council tax band is C.

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

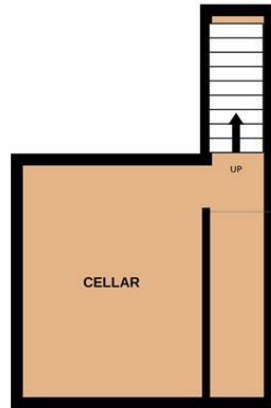
Anti Money Laundering - Note

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.





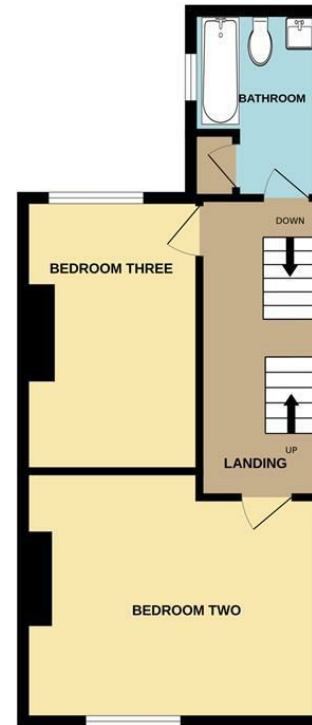
CELLAR



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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