





# 7 Poynton Street, Macclesfield, SK10 1BB

**\*\* NO ONWARD CHAIN \*\*** This well presented end terrace home is situated within easy walking distance of Macclesfield Town Centre and a range of local amenities. Tastefully decorated in neutral tones throughout, the property offers comfortable and well proportioned accommodation. In brief the property comprises; spacious living room with stairs to first floor and a modern fitted kitchen. To the first floor there are two bedrooms and a bathroom. To the rear is a low maintenance, private courtyard garden with space for outdoor seating and potted plants - ideal for relaxing or entertaining outdoors.

Early viewing is highly recommended

## £199,950

### 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 Macclesfield in a Westerly direction along King Edward Street, turn right at the traffic lights onto Prestbury Road and then take the first turning on

the left onto Longacre Street. Poynton Street is the third turning on the left and the property can be found on the corner of Longacre Street and Poynton Street.

### GROUND FLOOR

#### Living Room

11'10" x 15'11" to stairs

Excellent sized living room with uPVC double glazed window to front and side aspect. Stairs to first floor landing with built-in shelving. Useful under-stairs storage cupboard. Coved ceiling. Two electric heaters.

#### Breakfast Kitchen

11'9" x 6'10"

Fitted with a range of base and wall mounted units with work surfaces over and tiled returns. Inset stainless steel sink unit with mixer tap and drainer. Space for washing machine. Built-in fridge and freezer with matching cupboard fronts. Electric heater. uPVC double glazed window to rear aspect. Door giving access to private rear courtyard.

### FIRST FLOOR

## Landing

Loft access.

## Bedroom One

11'10" including wardrobes x 9'2"

Good size double bedroom with built in wardrobes and drawers, Recess for double bed. uPVC double glazed window to the front aspect. Electric radiator.

## Bedroom Two

11'10" including wardrobe x 6'11"

Good size single bedroom with uPVC double glazed window to the rear aspect. Electric radiator. Fitted wardrobe.

## Bathroom

Fitted with a suite comprising; panelled bath with electric shower over, push button low level WC and vanity wash basin with mixer tap. Frosted uPVC double glazed window to side aspect. Part tiled walls. Useful over-stairs storage cupboard housing hot water cylinder.

## OUTSIDE

### Private Courtyard Garden

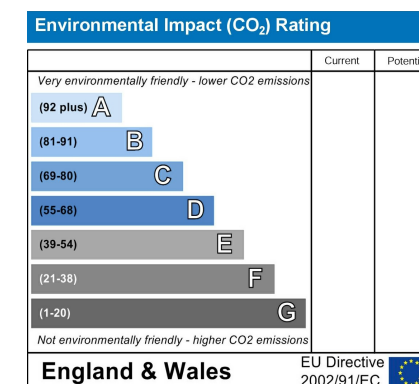
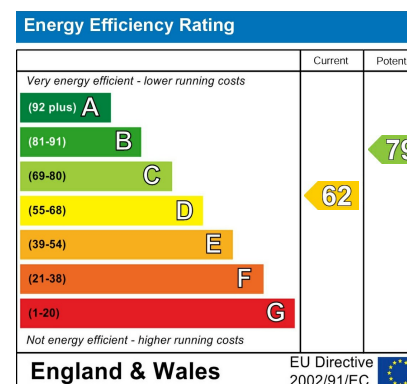
To the rear is a low maintenance, private courtyard garden with space for outdoor seating and potted plants - ideal for relaxing or entertaining outdoors. A side gate provides access to Longacre Street.

## TENURE

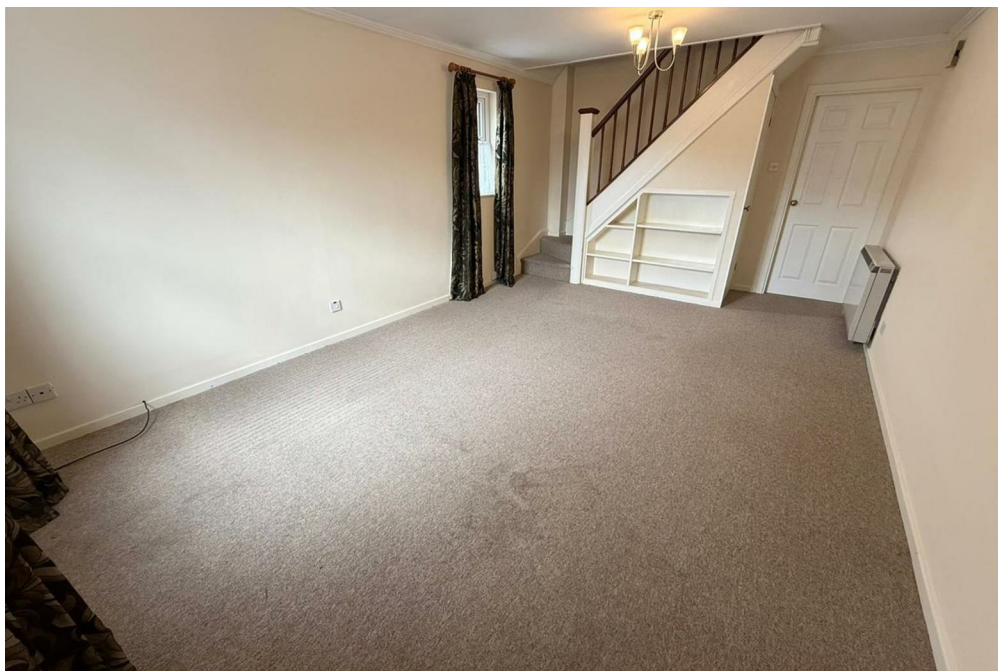
We have been advised by the vendor that the property is council tax band B and that the property is Leasehold. We believe the term to be 999 years from 10 May 1823. The vendor has advised that during his ownership, he has never had a request to pay any ground rent. We would advise any prospective buyer 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.







GROUND FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 604 sq.ft. (56.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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01625 434000

macclesfield@jordanfishwick.co.uk  
www.jordanfishwick.co.uk



