



PITT STREET

TWO



## 2 Pitt Street, Macclesfield, Cheshire, SK11 7PT

**\*\* NO ONWARD CHAIN \*\*** A charming and characterful two double bedroom home, ideally situated close to local shops, the town centre and excellent transport links. The accommodation in brief comprises; an entrance hallway, living room and an open plan dining kitchen with access to the garden. To the first floor are two well proportioned bedrooms, including the master bedroom with en-suite shower room along with a separate family bathroom. Externally, the property benefits from a private courtyard garden.

# £220,000

### 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 a Southerly direction along The Silk Road, at the traffic lights proceed straight across onto Mill Lane which turns onto Cross Street. After a short distance, take the first right onto Mill Road and the first left onto Pitt Street where the property can be found on the left hand side.

#### Entrance Hallway

Entrance hallway with staircase to first floor landing. Inset mat. Recessed ceiling spotlights. Radiator.

#### Living Room

12'3 x 12'0

Charming reception room with double glazed sash window to the front and side aspect. Radiator.

#### Open Plan Dining Kitchen

#### Dining Area

9'1 x 7'7

Ample space for a dining table and chairs. Tiled floor. Understairs storage cupboard. Double glazed sash window to the front aspect. Radiator.

#### Kitchen

12'3 x 10'4

Fitted with range of base units with work surfaces over, tiled returns and matching wall mounted cupboards. Belfast style sink unit with mixer tap. Four ring gas hob with extractor hood over. Built in oven. Space for a fridge/freezer. Tiled floor. Worcester boiler. Double glazed sash window to the front and side aspect. Stable style door to the garden.

### Stairs To The First Floor

Access to the loft space. Recessed ceiling spotlights. Velux window. Built in airing cupboard.

### Bedroom One

12'0 x 10'0

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

### En-Suite Shower Room

Fitted with a shower cubicle, low level WC and pedestal wash hand basin. Tiled floor and part tiled walls. Recessed ceiling spotlights.

### Bedroom Two

10'8 x 10'0

Double bedroom with double glazed sash window to the front and side aspect. Feature exposed floorboards. Radiator.

### Bathroom

Fitted with a panelled bath, low level WC and pedestal wash hand basin. Tiled floor. Double glazed sash window to the front aspect. Recessed ceiling spotlights. Radiator.

### Outside

#### Garden

To the side of the property is a private courtyard garden with a right of way providing access to the neighbouring property.

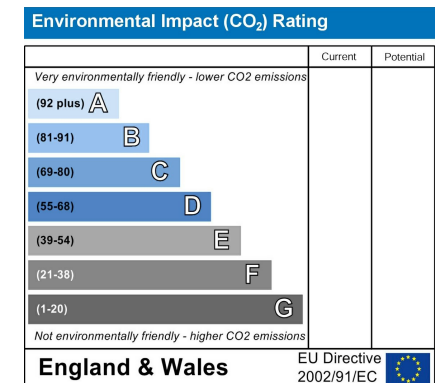
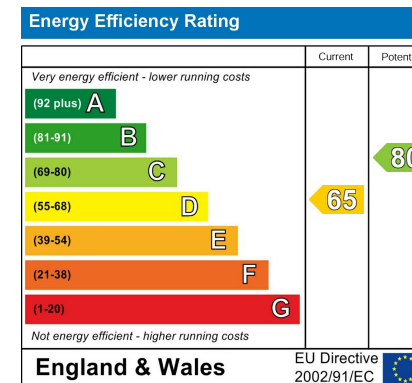
### Tenure

The vendor has advised us that the property is Freehold and that the council tax band is B.

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

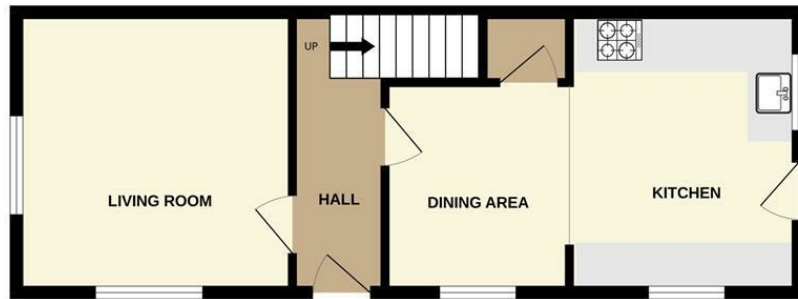
### Anti Money Laundering - Note

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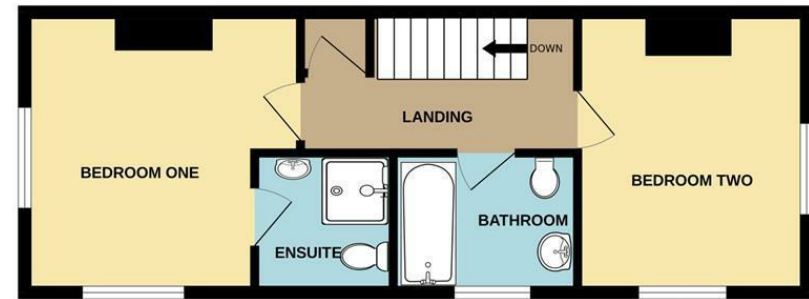




GROUND FLOOR



1ST FLOOR



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