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# 8 Pierce Street, Macclesfield, Cheshire, SK11 6ER

**\*\* NO ONWARD CHAIN, WELL PRESENTED \*\*** A well presented two bedroom terraced cottage situated on one of Macclesfield's popular residential streets, within a short walk of the Chestergate shops, the Picturedrome and Town Centre. Tastefully decorated and well presented, this charming property has undergone recent improvements by the current owner and is ready for immediate occupation. In brief the accommodation comprises; living room and breakfast kitchen. To the first floor are two double bedrooms and a shower room. Externally, there is a larger than average private courtyard garden.

## £159,950

### 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 has a range of amenities 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

The property can be reached by a number of routes having such a handy central location. One way would be from our office by car proceed down the hill turning right along Sunderland street and proceed through the 2nd set of cross roads/traffic lights into Park Street where you should take the 2nd exit right along Churchill Way. Proceed over the next mini roundabout (past Halfords and Topps tiles on the left) and take the 2nd left at the traffic lights into Great King Street. Then take the 3rd right onto George Street West and the first left onto Pierce Street where the property can be found further along on the left hand side.

### Living Room

11'3 x 11'1

Decorated in neutral colours. Stairs to the first floor. Under stairs storage cupboard. Wall mounted electric heater.

## Re-Fitted Breakfast Kitchen

110 x 9'0

Fitted with a stylish range of high gloss "handleless" base units with work surfaces over and matching wall mounted cupboards. Inset four ring electric hob with stainless steel extractor hood over. Stainless steel sink unit with mixer tap and drainer. Double glazed window and door to rear aspect. Wall mounted electric heater. Space for a table and chairs.

## Stairs To First Floor Landing

Access to the loft space.

## Bedroom One

14'1 x 7'8

Double bedroom. Double glazed window to the front aspect. Built in storage cupboard. wall mounted electric heater.

## Bedroom Two

10'7 x 10'1

Double bedroom. Double glazed window to the front aspect. Built in storage cupboard. wall mounted electric heater.

## Shower Room

Fitted with a walk in shower, push button low level WC and pedestal wash hand basin. Tiled floor. Wall mounted electric heater. Double glazed window to the rear aspect.

## Outside

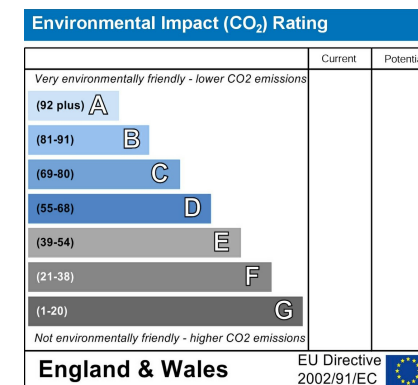
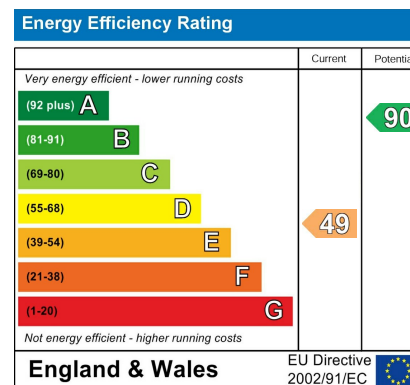
## Private Courtyard Garden

Private courtyard garden.

## Tenure

We are advised by the vendor that the property is Freehold.

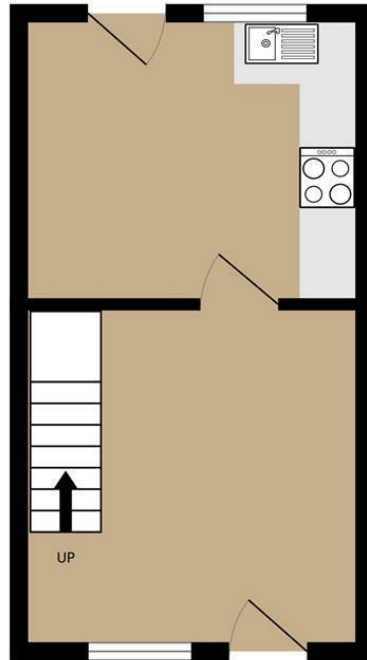
Council Tax Band B.



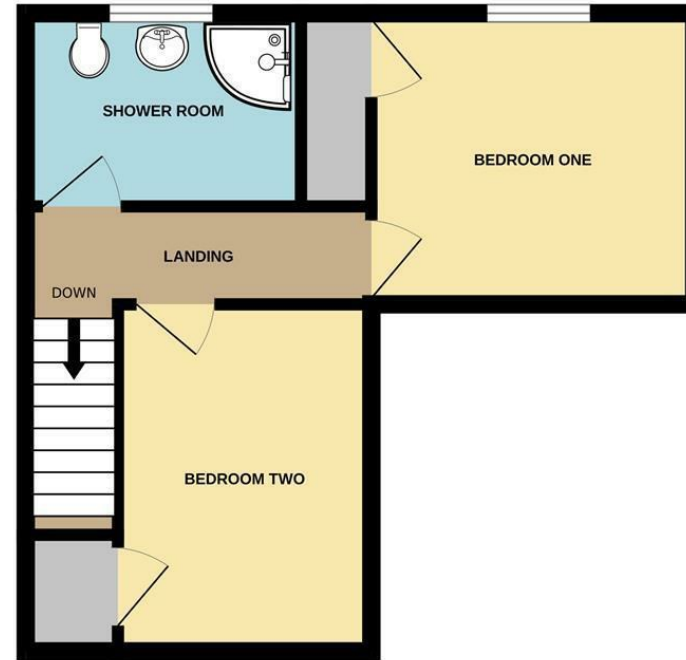




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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01625 434000

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

