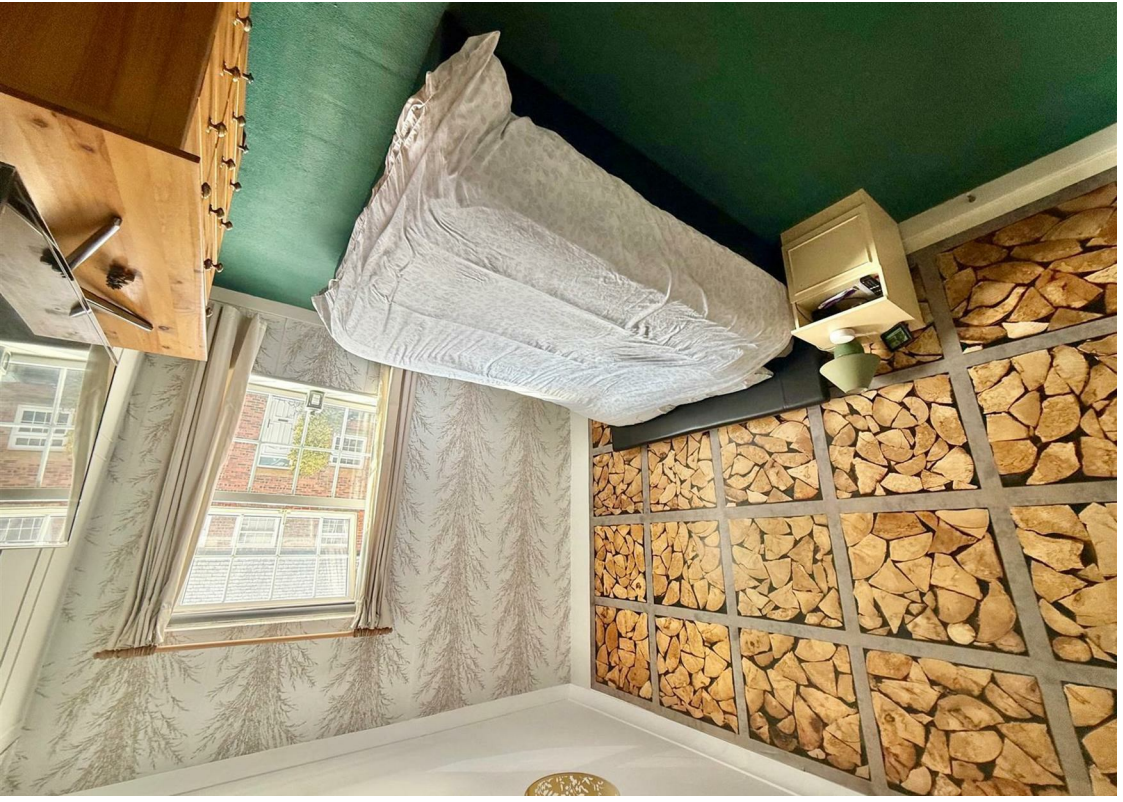
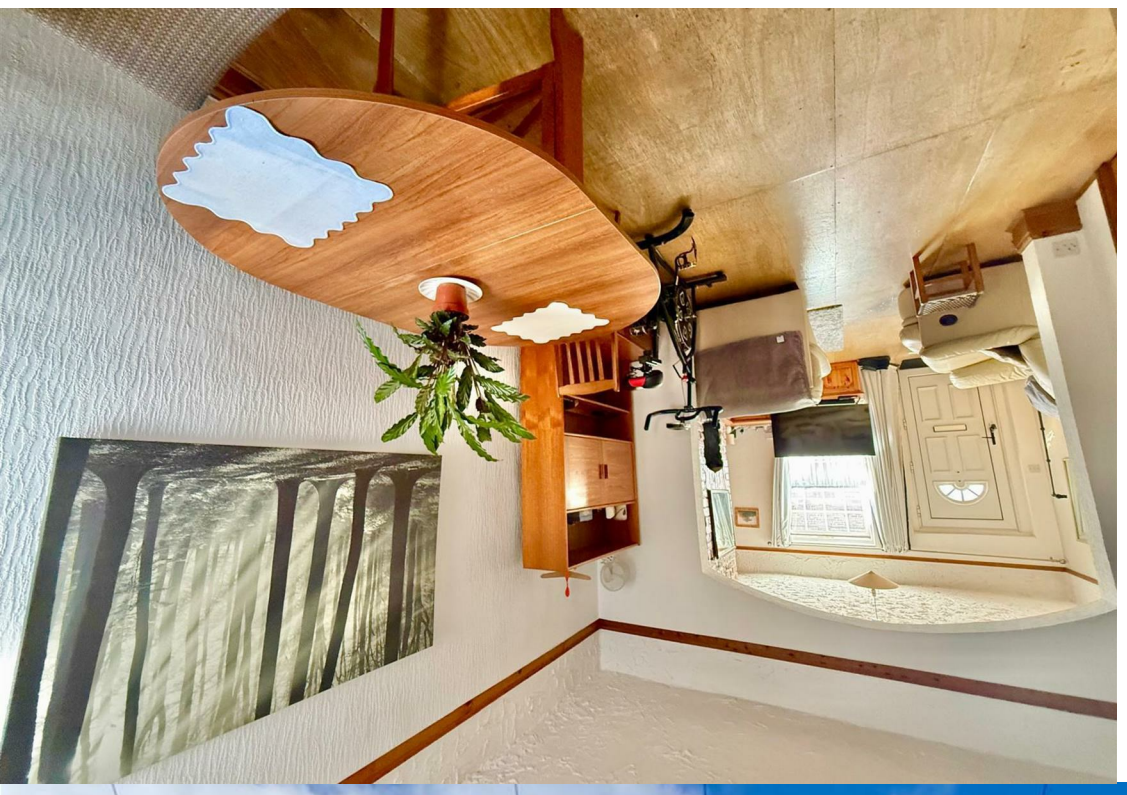
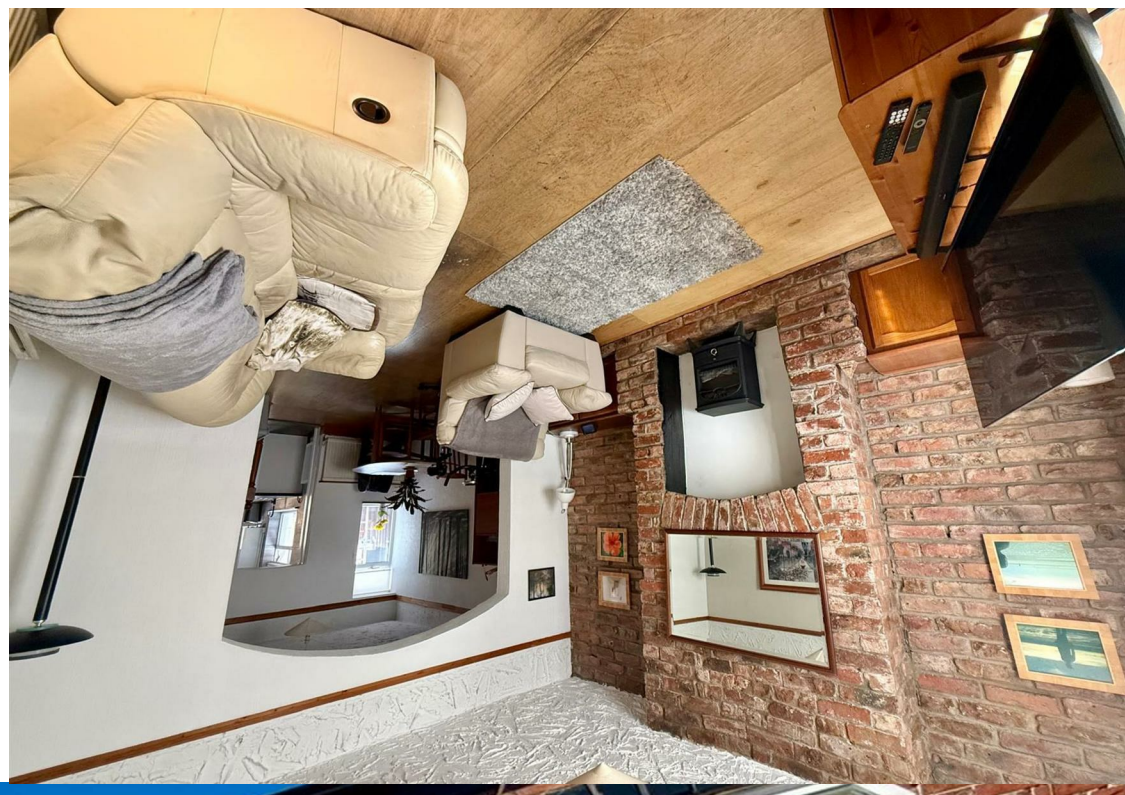










jordan fishwick

63 ST. GEORGES STREET MACCLESFIELD SK11 6TD

£195,000

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A charming two bedroom terraced home, ideally positioned within easy walking distance of South Park, highly regarded local schools, the town centre and excellent public transport links. Offering well proportioned accommodation throughout, the property in brief comprises; a spacious open plan living and dining room, together with a fitted kitchen providing access to the Westerly facing rear garden. To the first floor are two generously sized bedrooms and a wet room. Externally, the property benefits from a private Westerly facing garden featuring a raised patio area and a convenient side courtesy gate.

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 to the end of the Silk Road, continue through the traffic lights onto Mill Lane and take the right hand turn onto Mill Road (at the corner of the Silk Mill) Take the second right onto St Georges Street where the property will be found on the left hand side.

Open Plan Living/Dining Room

Living Area
12'0 x 11'3
Feature brick chimney breast. Double glazed window to front aspect. Radiator. Archway through to the dining area.

Dining Area
11'6 x 9'1
Stairs to the first floor. Understairs storage cupboard with access to the cellar via a trap door. Double glazed window to the rear aspect. Radiator.

Kitchen
11'6 x 7'3
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Space for a washing machine, tumble dryer and fridge/freezer. Worcester boiler. Double glazed window to the rear aspect and door to the garden. Radiator.

Cellar
Accessed via a trap door which is located in the understairs storage cupboard.

Stairs To The First Floor
Access to the loft space.

Bedroom One
12'0 x 10'0
Double bedroom fitted with two wardrobes. Double glazed window to the front aspect. Radiator.

Bedroom Two
12'0 x 7'5
Double bedroom with double glazed window to the side aspect. Radiator.

Wet Room
11'4 x 5'5
Fitted with a walk in shower, push button low level WC and wash hand basin. Part tiled walls. Double glazed window to the rear aspect. Radiator.

Outside

Private Westerly Facing Garden
To the rear is a private and enclosed courtyard garden with steps up to a raised patio and courtesy gate to the side.

Tenure
The vendor has advised us that the property is Leasehold with a term of 999 years from 29 September 1823. The vendor has also advised us that the property is council tax band A.
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.

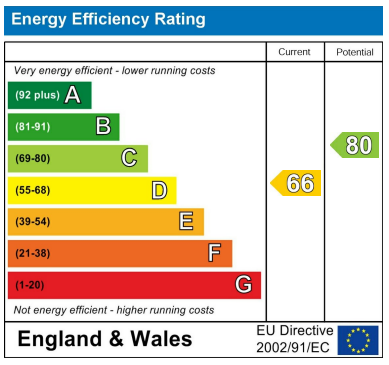












These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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