



235 Bond Street, Macclesfield, Cheshire, SK11 6RG

A charming cottage located in a popular residential area, close to Macclesfield town centre, excellent schools and South Park. The accommodation comprises in brief; living room, dining room, kitchen and utility area. To the first floor are two good size bedrooms and a bathroom. To the rear of the property is a private garden with paved seating area ideal for relaxing and overlooking a well maintained lawn with an array of attractive plants, flowers and shrubs to the borders.

£185,000

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 along Park Lane (A536), turn right at the first set of traffic lights onto Bond Street. The property will be found on the left hand side.

Living Room

12'0 x 11'10

Accessed via a composite front door. Built in meter cupboard. Double glazed window to the front aspect. Radiator.

Dining Room

12'0 x 10'0

Ample space for a dining table and chairs. Stairs to the first floor. Radiator.

Kitchen

7'4 x 5'2

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl stainless steel sink unit and mixer tap and drainer. Tiled floor. Space for a cooker. Double glazed window to the rear aspect. Radiator.

Utility

7'4 x 5'2

Space for a fridge/freezer and washing machine. Tiled floor. Double glazed window and door to the rear aspect.

Stairs To The First Floor

Access to the loft space. Built in airing cupboard.

Bedroom One

12'0 x 11'7

Double bedroom with double glazed window to the front aspect. Fitted with a range of mirror fronted wardrobes to one wall. Radiator.

Bedroom Two

10'0 x 6'6

Well proportioned bedroom with double glazed window to the rear aspect. Radiator.

Bathroom

Fitted with a panelled bath, low level WC and pedestal wash hand basin. Part tiled walls. Double glazed window to the rear aspect. Radiator.

Outside

Garden

To the rear of the property is a private garden with paved seating area ideal for relaxing and overlooking a well maintained lawn with an array of attractive plants, flowers and shrubs to the borders.

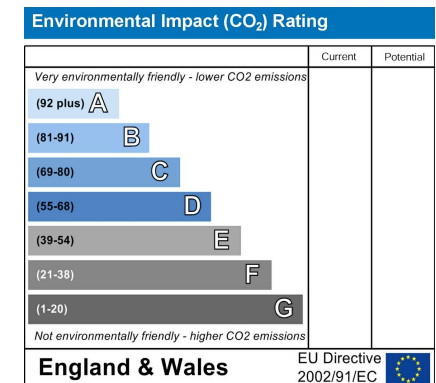
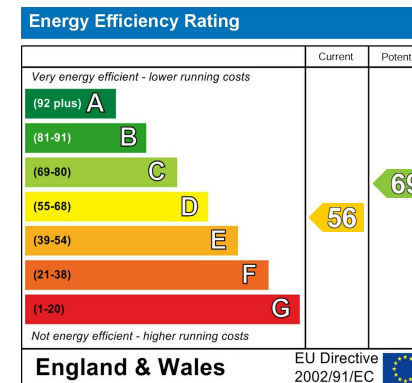
Tenure

The vendor has advised us that the property is Leasehold and that the lease is 999 years from 25 March 1836 and that the council tax band is A.

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

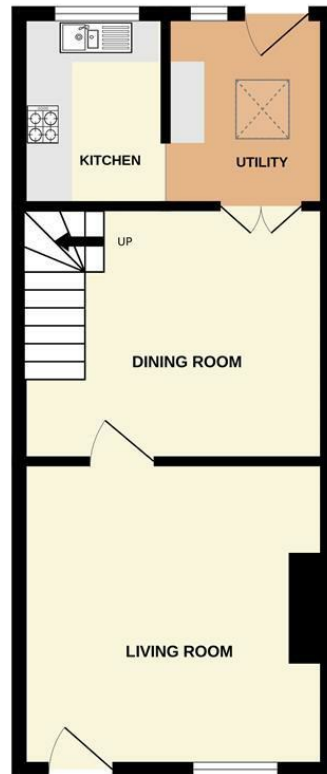
Anti Money Laundering - Note

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.





GROUND FLOOR



1ST FLOOR



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