97
jordan fishwick

97 St Georges Street, Macclesfield, Cheshire, SK11 6TD

** NO ONWARD CHAIN ** A well presented two bedroom mid terrace property, ideally situated within walking distance of South Park, Macclesfield town centre and excellent transport links. Recently updated with new carpets throughout, the property is ready for immediate occupation and is likely to appeal to a variety of buyers, particularly first time purchasers and buy-to-let investors. The accommodation in brief comprises; living room with stairs leading to the first floor and breakfast kitchen. Upstairs, there are two bedrooms and a bathroom. Further benefits include double glazing and gas central heating. Externally, the property enjoys a pleasant Westerly facing rear garden, mainly laid to lawn with a paved patio area and enclosed by fencing and hedging for added privacy.

£175,000

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 has 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
Leave 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 into 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.

Living Room
12'0" x 12'0"
Feature fireplace and surround with inset living flame gas fire. Stairs to first floor landing. Double glazed window to the front aspect. Radiator.

Kitchen
12'0" x 8'8"
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 oven below. Space for a washing machine. Wall mounted boiler. Double glazed window and door to the rear aspect. Radiator. Space for a small table and chairs. Radiator.

Stairs To First Floor Landing
Built in storage cupboard.

Bedroom One
15'0" x 9'0"
Double bedroom with built in storage cupboard. Double glazed window to the front aspect. Radiator.

Bedroom Two
11'8" x 6'7"
Good size second bedroom with built in storage cupboard. Double glazed window to the rear aspect. Radiator.

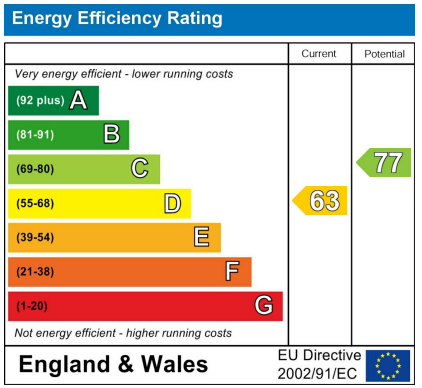
Bathroom
Fitted with a white suite comprising; panelled bath with shower above, push button low level WC and pedestal wash basin. Part tiled walls. Double glazed window to the rear aspect. Radiator.

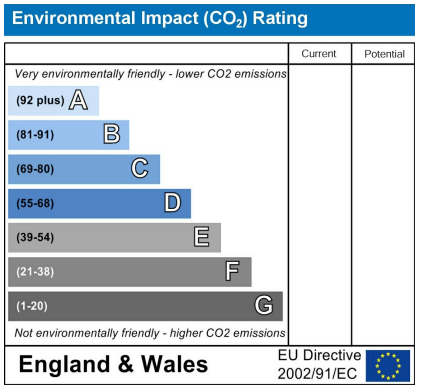
Outside

Westerly Facing Garden
To the rear is a private Westerly facing garden mainly laid to lawn with various shrubs and hedging to the borders.

Tenure
The vendor has advised us that the property is Leasehold. We believe the lease to be 999 years from 25 March 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.

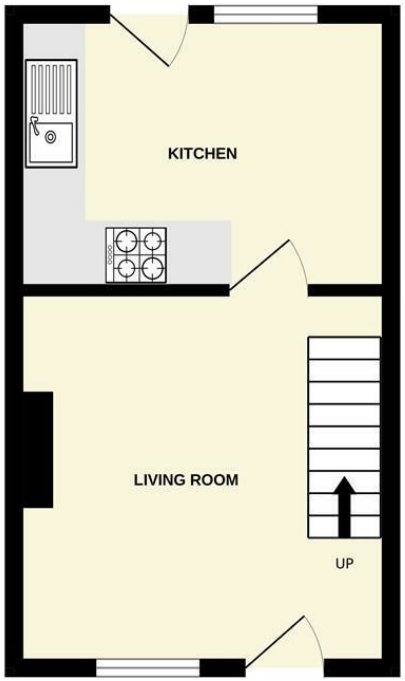
Anti Money Laundering - Note
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



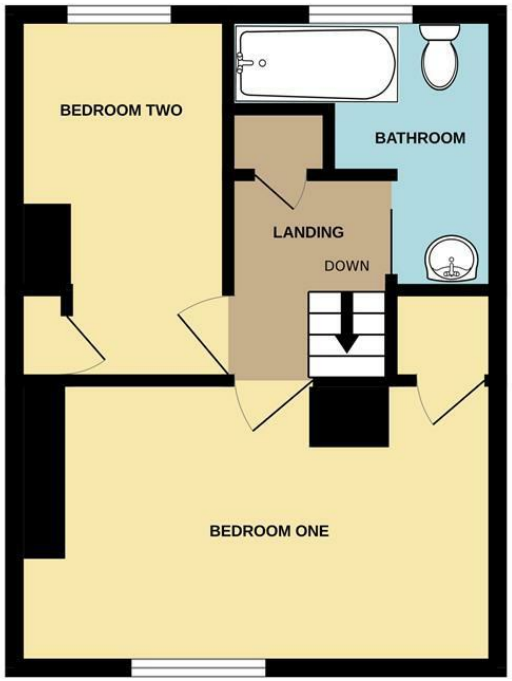


Email: macclesfield@jordanfishwick.co.uk

GROUND FLOOR



1ST FLOOR



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