



260 Peter Street, Macclesfield, SK11 8EX

A beautifully presented terraced property conveniently located close to excellent primary/secondary schools and within walking distance of the town centre and its excellent public transport links. This period property has a fabulous blend of a bygone era along side more modern day comforts and an elegant interior design providing a truly lovely home. Since the present owners occupation, they have given careful consideration to its detail and finish to provide a perfect balance for the new owners. In brief the property comprises; entrance hall, elegant living room tastefully decorated and featuring a bay window to the front aspect, open through to the spacious dining room, kitchen, utility/conservatory and downstairs WC. To the first floor are three bedrooms and a modern family bathroom. The property itself is set back behind a private front garden, whilst to the rear is a well maintained Westerly facing garden with a decked patio ideal for entertaining friends and family or to just simply relax and enjoy overlooking a well maintained lawn and attractive raised borders with various shrubs. To the rear of the garden is a large versatile garden room fitted with power, lighting and internet.

£295,000

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, continue through traffic lights at the junction with Bond Street and then Peter Street is the second turning on the right. The property will be found on the left hand side.

Entrance Hallway

Exposed wooden floorboards. Understairs storage. Stairs to first floor. Radiator.

Living Room

12'0 x 11'7

Spacious reception room with feature exposed wooden floorboards. Double glazed bay window to the front aspect. Contemporary radiator.

Dining Room

13'6 x 12'0

With ample space for a dining table and chairs. Built in drawers. Window to the rear aspect. Radiator.

Kitchen

9'10 x 7'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Sink unit with mixer tap and drainer. Space for a cooker. Laminate floor. Door to the utility/conservatory.

Utility/Conservatory

16'4 x 6'4

Space for a washing machine, tumble dryer and slimline dishwasher. Laminate floor. Double glazed windows and door to the garden. UV / Heat-resistant roof. Radiator.

Downstairs WC

Fitted with a combined two in one push button low level WC with wash hand basin on top. Tiled floor. Double glazed window to the rear aspect.

Stairs To The First Floor

Bedroom One

12'6 x 12'0

Double bedroom with feature fireplace. Picture rails. Ceiling coving. Exposed floorboards.

Double glazed window to the front aspect. Radiator.

Bedroom Two

12'0 x 10'0

Double bedroom with feature fireplace. Picture rails. Ceiling coving. Exposed floorboards.

Double glazed window to the rear aspect. Radiator.

Bedroom Three

7'0 x 6'6

Single bedroom with double glazed window to the front aspect. Access to the loft space. Built in over stairs storage cupboard. Picture rails. Radiator.

Bathroom

Fitted with a modern white suite comprising; L-shaped panelled bath with shower above and screen to the side, push button low level W.C and vanity wash hand basin. Part tiled walls.

Heated tiled floor. Recessed ceiling spotlights. Double glazed window to rear aspect.

Contemporary radiator.

Outside

Westerly Facing Garden

To the rear is a well maintained Westerly facing garden with a decked patio ideal for entertaining friends and family or to just simply relax and enjoy overlooking a well maintained lawn and attractive raised borders with various shrubs. Outside electric socket. Outside tap.

Garden Room

12'0 x 9'0

To the rear of the garden is a large garden room fitted with power, lighting and internet.

Tenure

The vendor has advised that the property is Leasehold. We believe the term to be 999 years from 28 September 1920.

We believe the council tax band to be C.

We would advise any perspective buyer to confirm these details with their legal representative.

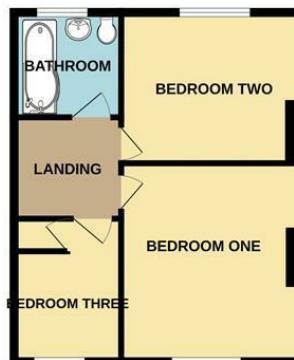
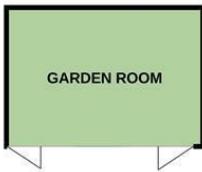
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 1015 sq ft. (94.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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