jordan fishwick

79 Pierce Street, Macclesfield, Cheshire, SK11 6EX

** NO ONWARD CHAIN ** Situated on a cobbled backwater street in Macclesfield within a short walk of the Chestergate shops, the Picturedrome as well as many other vibrant and cosmopolitan bars and restaurants and Town Centre. The property is warmed by gas central heating via a Worcester boiler and fitted with double glazed windows. This charming cottage is well maintained and in brief comprises; living room and a modern fitted kitchen with access to the garden. To the first floor there are two well proportioned bedrooms and a stylish bathroom. To the rear is a pleasant fenced and enclosed garden mainly laid to lawn with a paved seating area.

£170,000

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 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

Leaving Macclesfield in a Westerly direction along King Edward Street, continue through the traffic lights onto Chester Road. Taking the second turning on the left onto Great Queen Street and first left onto Pierce Street where the property will be found on the left hand side.

Living Room

12'2 x 10'10
Accessed via a composite front door. Double glazed window to the front aspect. Laminate floor. Radiator.

Kitchen

12'2 x 10'2
Fitted with a stylish range of high gloss "handleless" base units with work surfaces over and matching wall mounted cupboards. Stainless steel sink unit with mixer tap and drainer. Inset four ring electric hob with stainless steel extractor hood over and oven below. Worcester boiler in cupboard. Recessed ceiling spotlights. Radiator. Double glazed window and door to rear aspect.

Stairs To The First Floor
Access to the loft space.

Bedroom One
12'2 x 8'0
Double bedroom with double glazed window to the front aspect. Radiator.

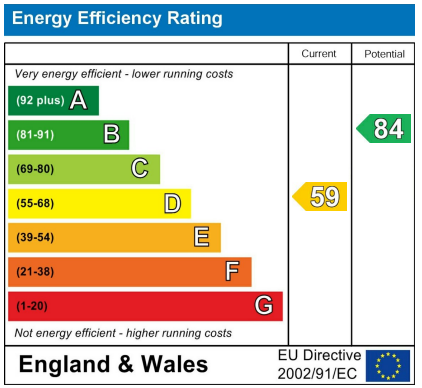
Bedroom Two
9'0 x 5'8
Single bedroom with double glazed window to the rear aspect. Built in wardrobe and cupboards. Radiator.

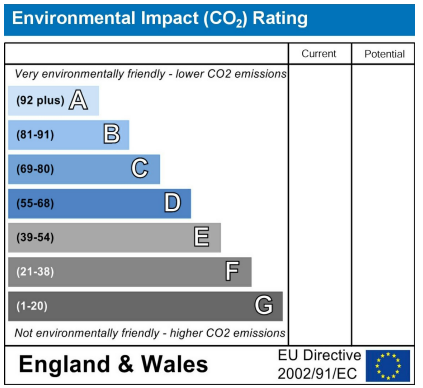
Bathroom
Fitted with a modern white suite comprising; tiled panelled bath with shower over and screen to the side, push button low level WC with concealed cistern and vanity wash hand basin. Tiled walls and floor. Ladder style radiator. Recessed ceiling spotlights. Double glazed window to the side aspect.

Outside

Garden
To the rear is a pleasant fenced and enclosed garden mainly laid to lawn with a paved seating area. Courtesy gate to the side.

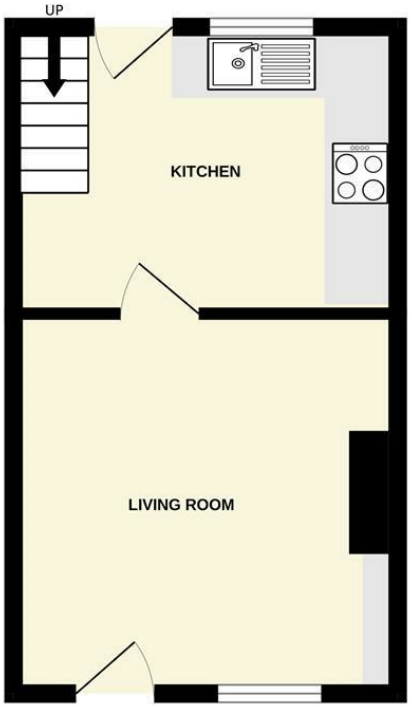
Tenure
The vendor has advised us that the property is Leasehold on a 999 year lease from 25 March 1838.
The vendor has also advised us that the property is council tax band A.
We would recommend any prospective buyer to confirm these details with their legal representative.



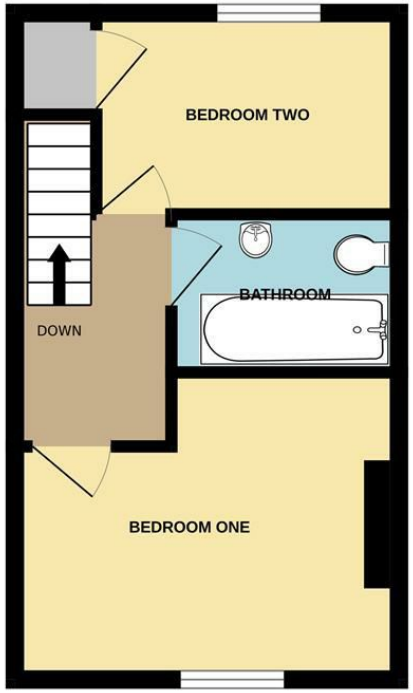


Email: macclesfield@jordanfishwick.co.uk

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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