



jordan fishwick

24 Riseley Street, Macclesfield, SK10 1BW

**** NO ONWARD CHAIN **** Situated on one of Macclesfield's premier roads, located within a short walk of the Chestergate shops, the Picturedrome as well as many other vibrant and cosmopolitan bars, restaurants and the Town Centre. The property is spacious throughout and in brief the property comprises; vestibule, living room, open plan dining room and breakfast kitchen. To the first floor are two double bedrooms and bathroom. Externally, to the rear there is access to a private courtyard garden.

£245,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Riseley Street is long established as a favourable and sought after location. A prime residential area given its abundance of established properties. A befitting location therefore for this outstanding dwelling. Apart from the obvious attributes of the property given its spacious accommodation is the close proximity of the local shops, excellent schools, West Park as well as within a short stroll of the centre of town. Macclesfield town centre itself is a modern shopping centre with a range of leisure facilities to suit most tastes. 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 Hibel Road in the direction of Prestbury, at the

roundabout turn left into Churchill Way. At the first set of traffic lights turn right into King Edward Street and at the next set of traffic lights bearing right onto Prestbury Road. Take the first right onto Grosvenor Street and next left onto Riseley Street. The property is found on the left hand side.

GROUND FLOOR

Entrance Vestibule

Living Room

17'0 x 11'5

Spacious reception room with high ceiling. Sash window to the front aspect. Radiator.

Open Plan Dining Kitchen

26'0 x 10'7

Dining Area

10'7 x 8'5

Versatile room. Radiator. Open to the breakfast kitchen.

Kitchen

17'6 x 8'5

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 with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Space for a washing machine and fridge/freezer. Wall mounted boiler. Radiator. Four windows allowing natural light to flood in. Breakfast bar with stool recess. Radiator.

FIRST FLOOR

Landing

Radiator.

Bedroom One

14'5 x 13'6 max

Double bedroom with sash window to the front aspect. Radiator.

Bedroom Two

11'4 x 10'8

Double bedroom with window to the rear and side aspect. Radiator.

Bathroom

Fitted with a panelled bath with shower over and screen to the side, push button low level WC and pedestal wash hand basin with mixer tap. Chrome ladder style radiator. Recessed ceiling spotlights.

OUTSIDE

Private Courtyard Garden

Access to the a private courtyard garden with brick wall and fencing to the boundaries.

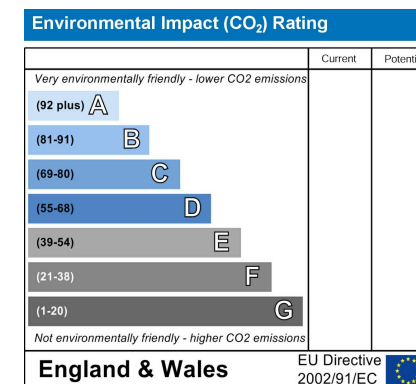
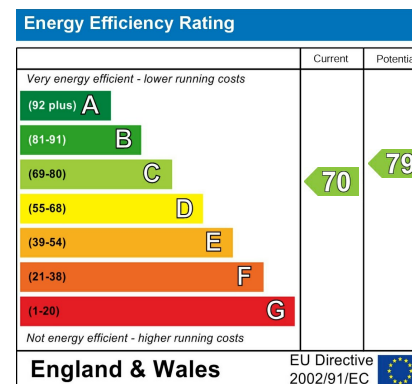
TENURE

The vendor has advised that the property is Leasehold with a term of 999 years less 10 days from 2 February 1855. W also believe that the council tax is band B.

We would advise any perspective 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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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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