

**Jordan fishwick**

71 ST. GEORGES STREET MACCLESFIELD SK11 6TD

**£175,000**

## 71 ST. GEORGES STREET MACCLESFIELD SK11 6TD

\*\* NO ONWARD CHAIN \*\* A well presented two bedroom mid terrace property conveniently located within a short walk from Macclesfield town centre, the Picturedrome, train station, as well as many other vibrant and cosmopolitan bars and restaurants. The property is ready for immediate occupation and will appeal to a range of purchasers, particularly first time buyers and buy to let investors. In brief, the accommodation comprises; a bright and airy living room, breakfast kitchen with stairs to the first floor and cellar. To the first floor there are two well proportioned bedrooms and bathroom. The property is fitted with double glazed windows and gas central heating via a Worcester boiler. A pleasant Westerly facing garden with a paved patio and additional gravelled area beyond. Fencing and hedging to the perimeter.

### 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

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 onto 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

Featuring a coal effect living flame gas fire and surround. Double glazed window to front aspect. Radiator.

### Breakfast Kitchen

12'0 x 9'5

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 extractor hood over and oven below. Space for a washing machine and fridge/freezer. Double glazed window

and door to the rear garden. Radiator. Stairs to the first floor landing. Door opening to the cellar.

### Cellar

Stone floor.

### Stairs To The First Floor

Latch lock doors to the bedrooms and bathroom. Access to the loft space.

### Bedroom One

15'4 x 12'0

Spacious double bedroom with double glazed window to front aspect. Radiator.

### Bedroom Two

12'0 x 7'6

Good size second bedroom. Cupboard housing a Worcester boiler. Double glazed window to the rear aspect. Radiator.

### Bathroom

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

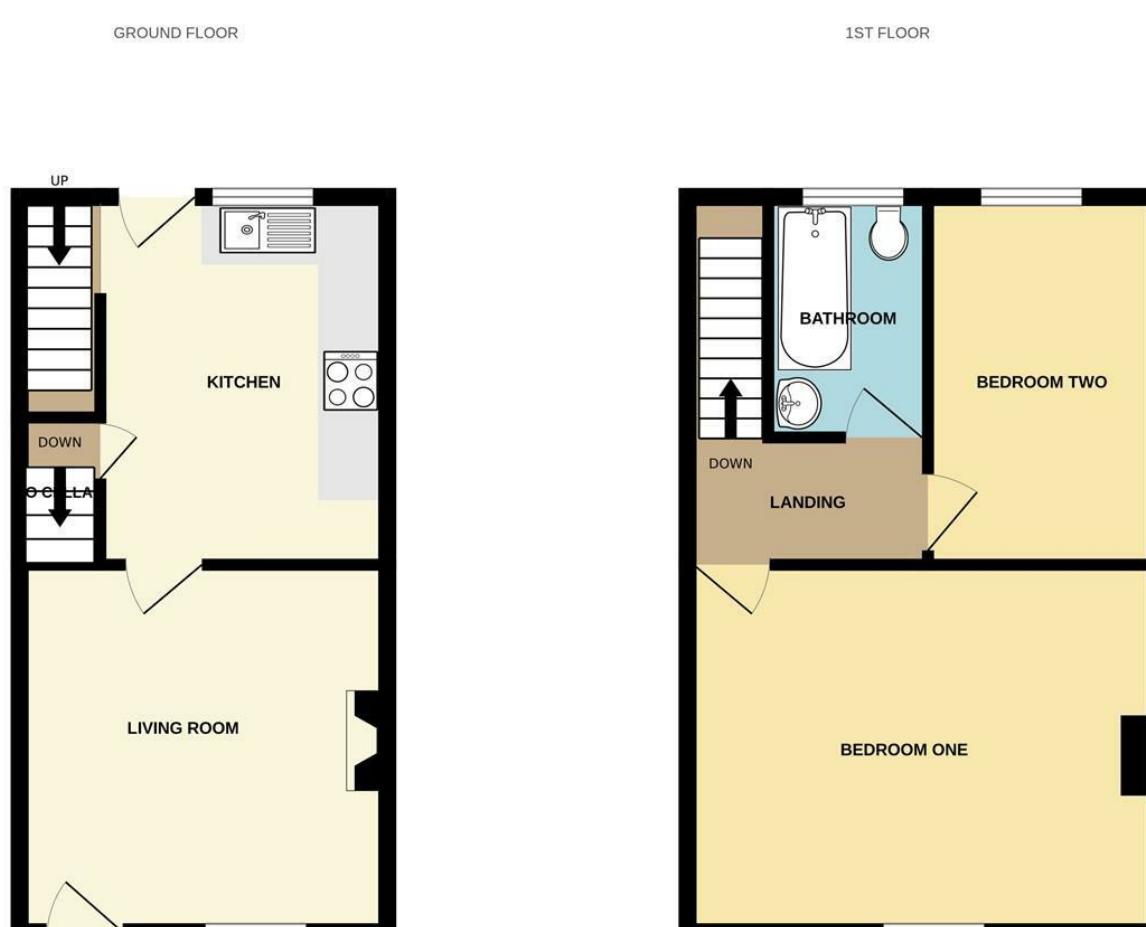
### Outside

#### Westerly Facing Garden

A pleasant Westerly facing garden with a paved patio and additional gravelled area beyond. Fencing and hedging to the perimeter.

### Tenure

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



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		90
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		