
jordanfishwick
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156 Bond Street, Macclesfield, Cheshire, SK11 6RE

A beautifully presented, recently refurbished home, finished to a high specification and thoughtfully modernised throughout. Situated within a short walk of the town centre, the property has easy access to a wide range of shops, bars and restaurants, together with excellent public transport links.
A particular highlight is the high specification open plan dining kitchen, a versatile and sociable space with integrated Bosch appliances, ideal for everyday living and entertaining, with direct access to the rear garden. The ground floor comprises an inviting living room with a coal effect gas fire and plantation shutters and the open plan dining kitchen. To the first floor are two well proportioned double bedrooms, a spacious landing and a newly fitted stylish and modern bathroom.
The home has been improved with care, including the triple glazing, repointed brickwork, Bosch air conditioning and a Worcester Bosch boiler with full service history.
Outside, the delightful rear garden offers a private enclosed space with a flagstone patio leading onto a lawn framed by mature hedging and established shrubs. A spacious shed provides excellent storage for tools, bikes and garden equipment. A private gate gives direct ginnel access, which is handy for bicycles, bins and coming and going without having to go through the house.
Ready to move into and close to the town centre, the home would suit first time buyers, couples, commuters and downsizers alike. Early viewing is highly recommended.

£248,000

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
From our office proceed down the hill turning right along Sunderland Street and proceed through the 2nd set of cross roads/traffic lights onto Park Street and over the mini roundabout onto Park Lane. At the next set of crossroads/traffic lights take a right turn onto Bond Street and continue down Bond Street where the property will be found on the right hand side.

Living Room
13'4 x 12'0
Tastefully decorated and featuring a coal effect gas fire and surround. High quality laminate flooring. Built in meter cupboard with updated fuse box. Dado rail and original features. Triple glazed window to the front aspect fitted with Plantation shutters.

Open Plan Dining Kitchen

Dining Area
11'8 x 10'4
A sociable dining space with ample room for a table and chairs, flowing openly into the kitchen. Finished with a tiled floor and radiator, with stairs to the first floor.

Kitchen
11'0 x 6'8
Fitted with a range of base units with wooden work surfaces over and matching wall mounted cupboards. Tiled returns. Twin ceramic style sink units with mixer tap. Four ring gas hob with extractor hood over and Bosch oven below. Integrated Bosch fridge and freezer both with matching cupboard fronts. Space for a washing machine. Tiled floor. Double glazed window to the rear aspect. Door to the garden.

Landing
Spacious landing area. Access to the loft space. Built in over stairs storage cupboard. Radiator.

Bedroom One
13'0 x 9'0
Double bedroom with triple glazed window to the front aspect fitted with Plantation shutters. Radiator.

Bedroom Two
10'5 x 9'0
Double bedroom with triple glazed window to the rear aspect fitted with Plantation shutters. Bosch air conditioning. Radiator.

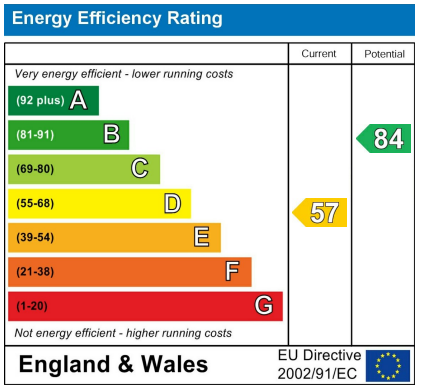
Family Bathroom
Newly fitted to a high specification, with a modern white suite comprising; P shape panelled bath with shower over and curved screen, push button low level WC and vanity wash and basin. Attractive tiled walls and floor. Recessed ceiling spotlights and LED mirror. Ladder style radiator. Triple glazed window to the rear aspect.

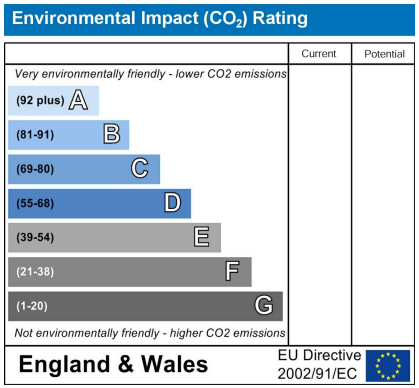
Outside

Private Garden
The rear garden is fenced and enclosed, featuring a stone patio leading onto a lawn with mature hedging and established shrubs providing attractive borders and a pleasant degree of privacy. A private gate provides ginnel access for bins and bicycles. Belfast ceramic style sink unit with tap. Outside electric socket.

Tenure
The vendor has advised us that the property is Leasehold. 999 years from 25 March 1852. 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.







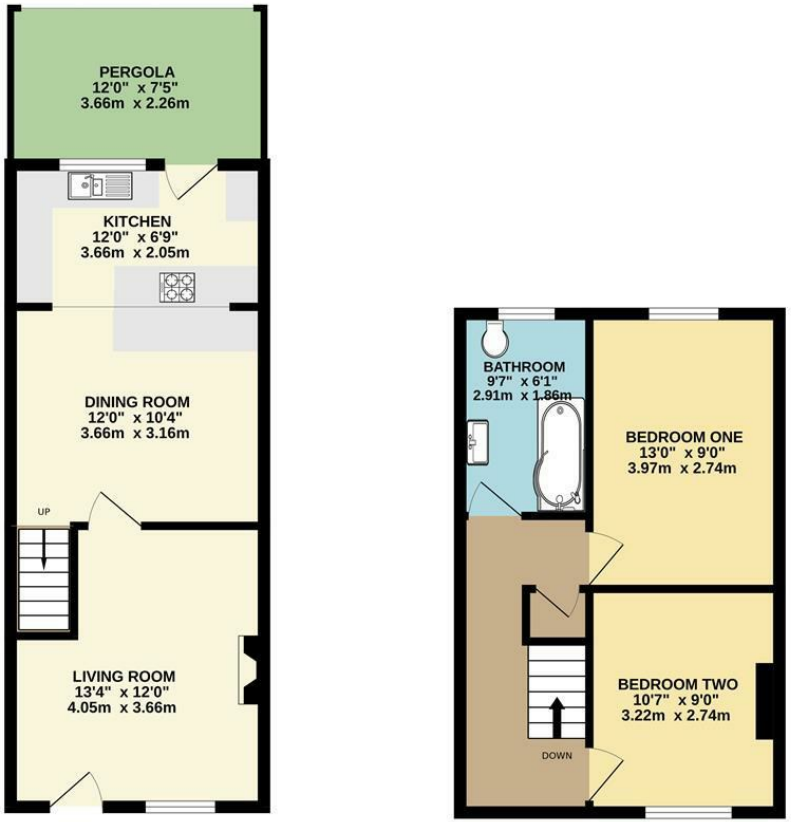






GROUND FLOOR
361 sq.ft. (33.6 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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