
jordan fishwick

77 Paradise Street, Macclesfield, Cheshire, SK11 6QP

** NO ONWARD CHAIN ** A traditional three storey weavers cottage, located just a short stroll from the town centre offering easy access to a wide range of shops, bars, restaurants, and excellent public transport links. Although the property would benefit from some cosmetic updating, it presents an excellent opportunity for the new owners to put their own stamp on the home and make it truly their own. The accommodation in brief comprises; a spacious open plan living/dining room, fitted kitchen and cellar. On the first floor, there is a double bedroom and a family bathroom. Stairs lead to the second floor, where you will find two further double bedrooms. The property benefits from double glazed windows and gas fired central heating throughout. Externally, there is a private, enclosed rear garden with fencing and a courtesy gate providing access to off road parking.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

£180,000

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, turn right at the first set of traffic lights onto Bond Street. Continue along and take the fourth turning on the right onto Paradise Street where the property can be found after a short distance on the left hand side.

Living Room
12'7 x 12'1
Double glazed window to the front aspect. Meter cupboard. Radiator. Square archway to the dining area.

Dining Room
10'3 x 10'1
Ample space for a dining table and chairs. Stairs to the first floor. Radiator. Door to the cellar.

Cellar

Kitchen
12'7 x 7'0
Fitted with a range of base and wall mounted units with worktops over incorporating a stainless steel sink with mixer tap and drainer. Tiled returns. Four ring gas hob with extractor hood over and oven below. Space for a fridge/freezer, washing machine, tumble dryer and slimline dishwasher. Double glazed window to the rear aspect.

Stairs To The first Floor
Stairs to the second floor. Radiator.

Bedroom One
12'0 x 11'3
Double bedroom with double glazed window to the front aspect. Radiator.

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

Stairs To The Second Floor
Access to the loft space. Radiator.

Bedroom Two
14'4 x 9'7
Double bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Three
13'0 x 8'0
Double bedroom with double glazed window to the front aspect. Radiator.

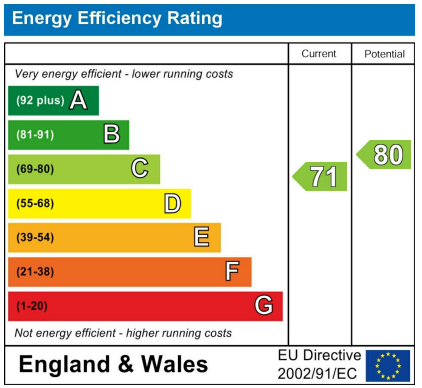
Outside

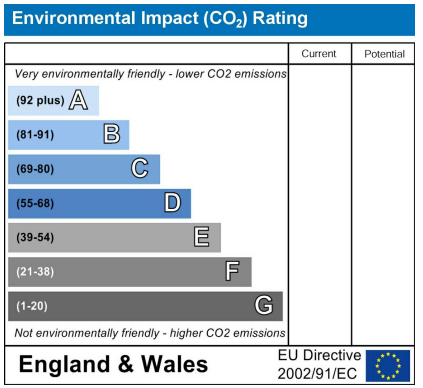
Garden
There is a private, enclosed rear garden with fencing and a courtesy gate providing access to off road parking.

Parking
The rear part of the garden has been sectioned off to provide a parking space to the rear accessed off Back Paradise Street.

Tenure
The vendor has advised that the property is Freehold and that the council tax is band B.
We would advise 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.





Email: macclesfield@jordanfishwick.co.uk

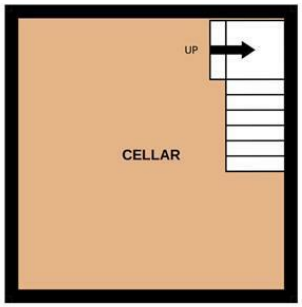




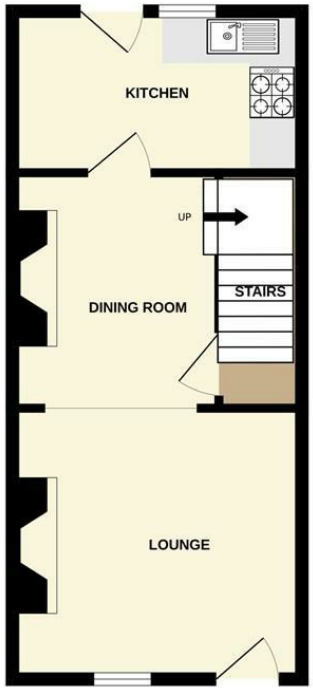




CELLAR



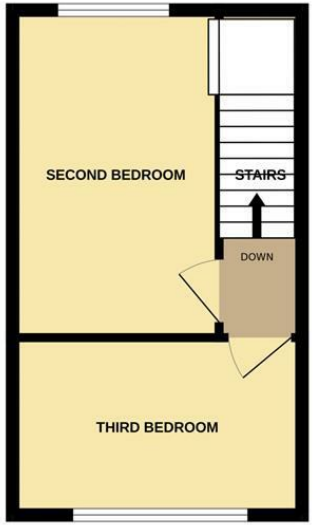
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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