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58 Garden Street, Macclesfield, SK10 2QW

**** NO ONWARD CHAIN **** A spacious and well presented three bedroom mid terrace property with a private courtyard garden and located in a popular residential area with a short distance of the town centre, bus station, train station and within walking distance to the new retail park just off The Silk Road. Tastefully decorated, this charming property has undergone recent improvements by the current owner and is ready for immediate occupation. The accommodation warmed by gas fired central heating and further complemented by double glazed windows. In brief comprising; open plan living/dining room and brand kitchen. To the first floor there are three well proportioned bedrooms and brand new bathroom fitted with a stylish white suite. Externally, to the rear is a private courtyard garden.

£219,950

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 in an Easterly direction along Hurdsfield Road, (B5470) take the second turning on the left onto Garden Street where the property will be found on the left hand side.

Open Plan Living/Dining Room

26'8 x 13'4

Accessed via a composite front door with inset mat. Bright and airy open plan living/dining room with double glazed window to the front aspect. Open to the dining area with ample space for a dining table and chairs. Stairs to the first floor. Two radiators.

Kitchen

13'0 x 6'4

Recently fitted with a modern range of base units with work surfaces over and matching wall mounted cupboards. Single bowl sink unit with mixer tap and drainer. Four ring electric hob with extractor hood over and oven below. Integrated fridge/freezer. Space for a washing machine. Two

double glazed windows to rear aspect. Skylight window. Door to the courtyard garden.

Stairs To The First Floor

Built in storage cupboard. Access to the loft space. Recessed ceiling spotlights.

Bedroom One

13'8 x 10'0

Double bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Two

14'0 x 6'6

Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Three

10'6 x 8'5

Good size third bedroom with double glazed window to the front aspect. Radiator.

Bathroom

Fitted with a stylish white suite comprising; panelled L-shape bath with shower over and screen to the side, push button low level WC and vanity wash hand basin. Double glazed window to the side aspect. Velux window. Radiator.

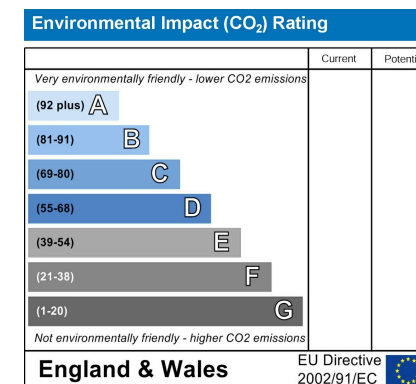
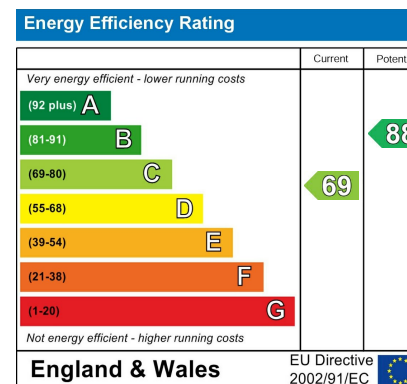
Outside

Private Yard

A private low maintenance courtyard garden. A courtesy gate to the side.

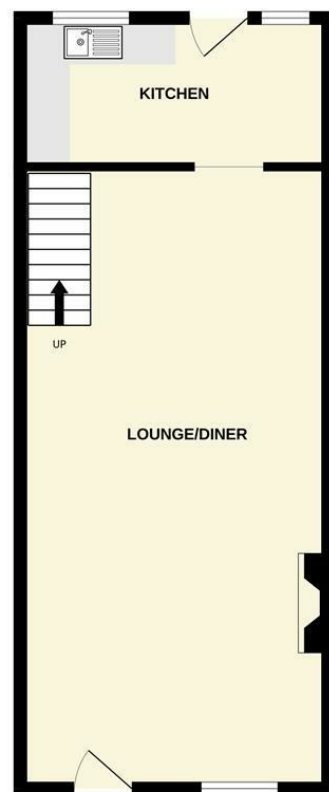
Tenure

The vendor has advised that the property is Leasehold with a term of 999 years from 18 June 1964. We also believe the council tax band to be B. We would advise any perspective buyer to confirm these details with their legal representative.





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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