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8 Lord Street, Macclesfield, Cheshire, SK11 6SY

A well presented, two double bedroom terraced property conveniently located within walking distance of South Park, excellent schools, the town centre and its excellent public transport links. This period property has a fabulous blend of a bygone era along side modern day comforts and an elegant interior design providing a truly lovely home. Still retaining much of the character typical of the era in which it was built in the form of sash windows and high ceilings. In brief the property comprises; entrance hallway, living room, dining room, kitchen and cellar. To the first floor are two double bedrooms and a family bathroom. Externally to the rear, there is a private courtyard garden and a convenient courtesy gate providing rear access.

£235,000

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

Proceed out of Macclesfield along Sunderland Street and at the Park Green traffic lights go straight across onto Park Street. Take the second left onto Lord Street where the property will be found on the left hand side.

Entrance Hallway

Staircase to first floor landing. Ceiling coving. Radiator.

Living Room

12'0 x 11'5
Elegantly presented living room with feature fireplace. Built in meter cupboard. Sash window to the front aspect. Recessed ceiling spotlights. Radiator.

Dining Room

12'0 x 12'0
Ample space for a dining table and chairs. Sash window to the rear aspect. Radiator. Door to the cellar.

Kitchen

9'0 x 7'5
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Space for an under counter fridge and washing machine. Vaillant boiler. Window and door to the side aspect.

Cellar
Useful storage space.

Stairs To The First Floor
access to the loft space. Radiator.

Bedroom One
12'0 x 11'5
Spacious double bedroom with sash window to the front. Built in wardrobe with cupboard above. Radiator.

Bedroom Two
12'0 x 8'3
Double bedroom with sash window to the rear aspect. Built in wardrobe with cupboard above. Radiator.

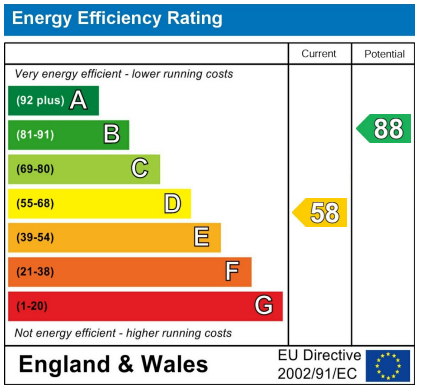
Bathroom
Fitted with a white suite comprising; panelled bath with shower over and screen to the side, push button low level WC and pedestal wash hand basin. Tiled walls. Recessed ceiling spotlights. Ladder style radiator. Window to the side aspect.

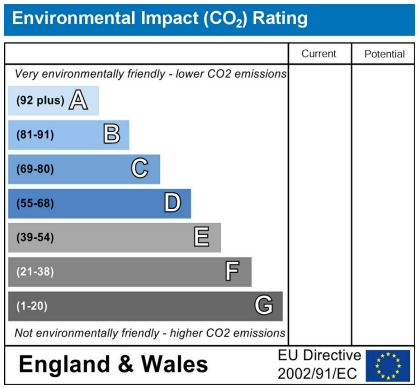
Outside

Private Garden
A private and enclosed paved courtyard garden with a courtesy gate to the rear.

Tenure
The vendor has advised us that the property is Leasehold. We believe the lease to be 999 years from 25 March 1824.
The vendor has also advised us that the property is council tax band B.
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.





Email: macclesfield@jordanfishwick.co.uk









GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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