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jordan fishwick

55 Peel Street, Macclesfield, SK11 8BL

** NO ONWARD CHAIN ** A spacious and well presented period property located on a sought after Street, convenient to the town centre and excellent transport links. This particular property has been recently renovated by the current owners to provide a perfect balance for the new owners. This family home offers a fabulous blend of a bygone era along side modern day comforts and an elegant interior design provides a truly lovely home. Still retaining much of the character typical of the era in which it was built and in brief the property comprises; entrance hall, living room, stylish breakfast kitchen with French doors opening to the garden, utility and access to the cellar. To the first floor are three well proportioned bedrooms and a stylish bathroom. Externally, to the rear is an enclosed Westerly facing garden, predominantly laid to lawn and complemented by a stone patio that provides an ideal setting for entertaining family and friends.

£299,950

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. Close to the beautiful Macclesfield Forest, Tegs Nose country park and the Canal which all provide a fabulous place to walk and relax. 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, take the second turning on the left onto Peel Street where the property will be found on the right hand side.

Entrance Hallway
Featuring deep skirting boards, high cornice ceiling and corbel. Attractive tiled floor. Stairs to the first floor. Radiator.

Living Room
12'0 x 11'0
Bright and airy living room with double glazed window to the front aspect. Herringbone style floor. Radiator.

Breakfast Kitchen
12'8 x 12'0
Fitted with a stylish range of base units with quartz work surfaces over and matching wall mounted cupboards. Underhung sink unit with mixer tap. Integrated fridge/freezer and dishwasher. The large island unit is fitted with an induction hob with vented extractor and breakfast bar with stool recess. Recessed ceiling spotlights. Double glazed French doors to the garden. Radiator.

Utility
7'0 x 6'0
Fitted with a base unit with work surface over and inset stainless steel sink unit with mixer tap. Space for a washing machine and fridge freezer. Boiler within cupboard. Tiled floor. Recessed ceiling spotlights. Double glazed window to the rear aspect. Access to the cellar. Radiator.

Stairs down to Cellar

Stairs To The First Floor Landing
Access to the loft space. Recess ceiling spotlights.

Bedroom One
12'4 x 12'0
Double bedroom with double glazed window to the front aspect. Deep skirting boards. Radiator.

Bedroom Two
12'0 x 9'4
Double bedroom with double glazed window to the rear aspect. Deep skirting boards. Radiator.

Bedroom Three
12'0 x 6'2
Single bedroom with double glazed window to the front aspect. Deep skirting boards. Radiator.

Bathroom
Fitted with a modern white suite comprising; panelled bath with shower over and screen to the side, push button low level WC and vanity wash hand basin. Tiled floor and walls. Chrome ladder style radiator. Double glazed window to the rear aspect.

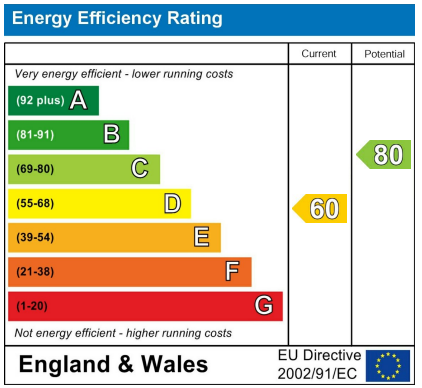
Outside

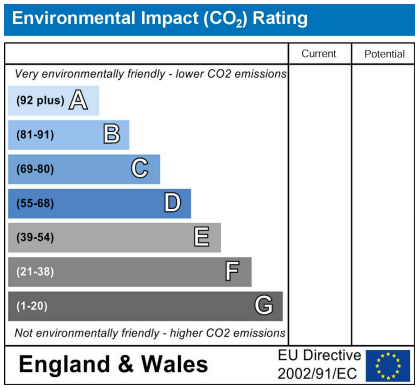
Westerly Facing Garden
An enclosed Westerly facing garden, predominantly laid to lawn and complemented by a stone patio that provides an ideal setting for entertaining family and friends.

Tenure
The vendor has advised us that the property is Freehold and that the council tax band is B. We would advise any prospective buyer to confirm these details with their legal representative.

Section 21
NB. In accordance with 'Section 21' of the Estate Agents Act 1979, we declare there is a personal interest in the sale of this property; the vendor is employed by Jordan Fishwick Financial Services.

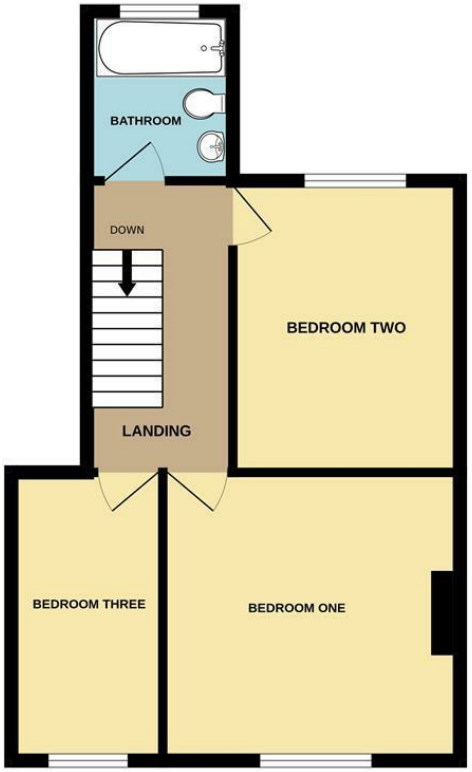
Anti Money Laundering - Note
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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