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jordan fishwick

12 Pierce Street, Macclesfield, Cheshire, SK11 6ER

** OFF ROAD PARKING ** A well presented TWO DOUBLE bedroom terraced cottage situated on one of Macclesfield's popular residential streets, within a short walk of the Chestergate shops, the Picturedrome and Town Centre. Tastefully decorated and well presented, this charming property is ready for immediate occupation and in brief comprises; living room and breakfast kitchen. To the first floor are two double bedrooms and a recently fitted bathroom. Externally, there is off road parking and a private Southerly facing courtyard garden.

£195,000

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 has a range of amenities 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
The property can be reached by a number of routes having such a handy central location. One way would be from our office by car proceed down the hill turning right along Sunderland street and proceed through the 2nd set of cross roads/traffic lights into Park Street where you should take the 2nd exit right along Churchill Way. Proceed over the next mini roundabout (past Halfords and Topps tiles on the left) and take the 2nd left at the traffic lights into Great King Street. Then take the 3rd right onto George Street West and the first left onto Pierce Street where the property can be found further along on the left hand side.

Living Room
11'3" x 10'10" including stairs
Decorated in neutral colours. Stairs to the first floor. Laminate floor. Wall mounted electric heater. Double glazed window to the front aspect.

Breakfast Kitchen
10'9" x 8'10"
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset four ring electric hob with stainless steel extractor hood over and oven below. Stainless steel sink unit with mixer tap and drainer. Space for a washing machine, slimline dishwasher and fridge/freezer. Tiled floor. Double glazed window and door to rear aspect. Wall mounted electric heater. Space for a table and chairs.

Stairs To First Floor Landing
Access to the loft space.

Bedroom One
14'1" x 7'7"
Double bedroom. Double glazed window to the front aspect. Walk in storage cupboard with hanging space. Wall mounted electric heater.

Bedroom Two
10'7" x 10'3"
Double bedroom. Double glazed window to the front aspect. Wall mounted electric heater.

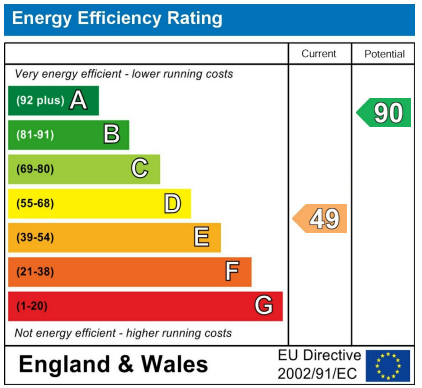
Bathroom
Fitted with a white suite comprising; panelled bath with shower over and screen to the side, push button low level WC and pedestal wash hand basin with mixer tap. Tiled floor and part tiled walls. Chrome ladder style radiator. Double glazed window to the rear aspect.

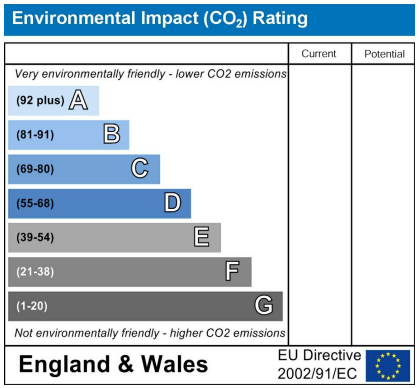
Outside

Driveway
Electric roller doors opens to the off road parking.

Southerly Facing Courtyard Garden
To the rear is a private Southerly facing courtyard garden. Open to the off road parking.

Tenure
We are advised by the vendor that the property is Freehold and that the council tax band is B.
We would advise any perspective buyer to confirm these details with their legal representative.





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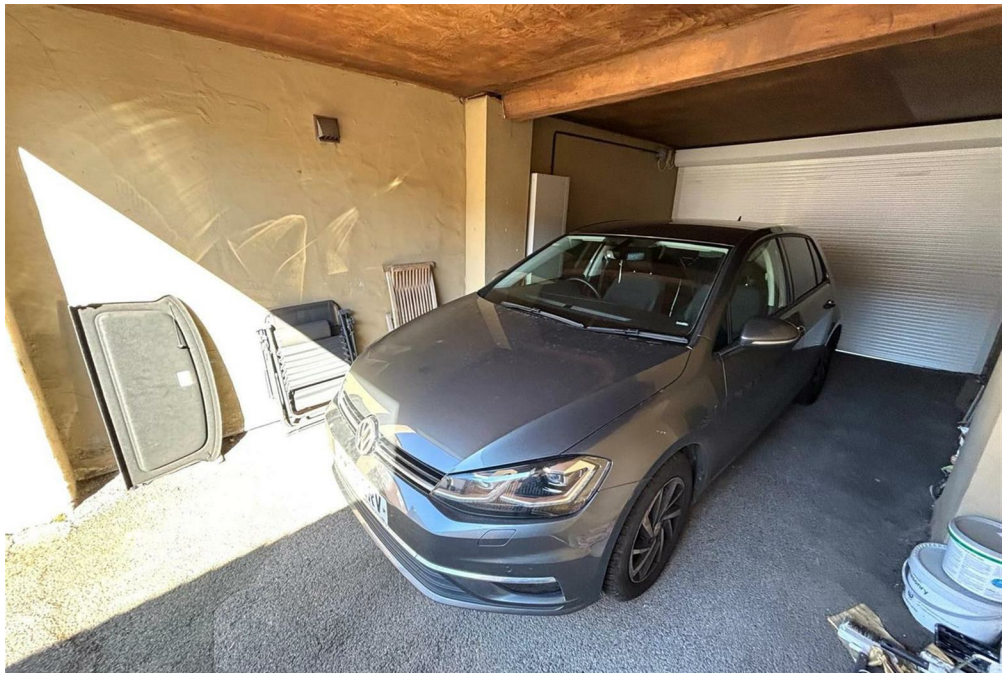
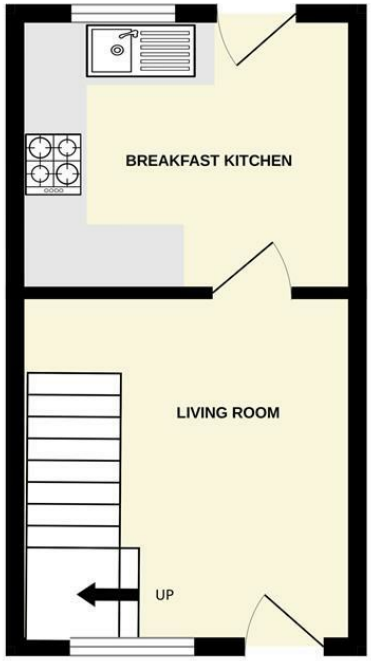
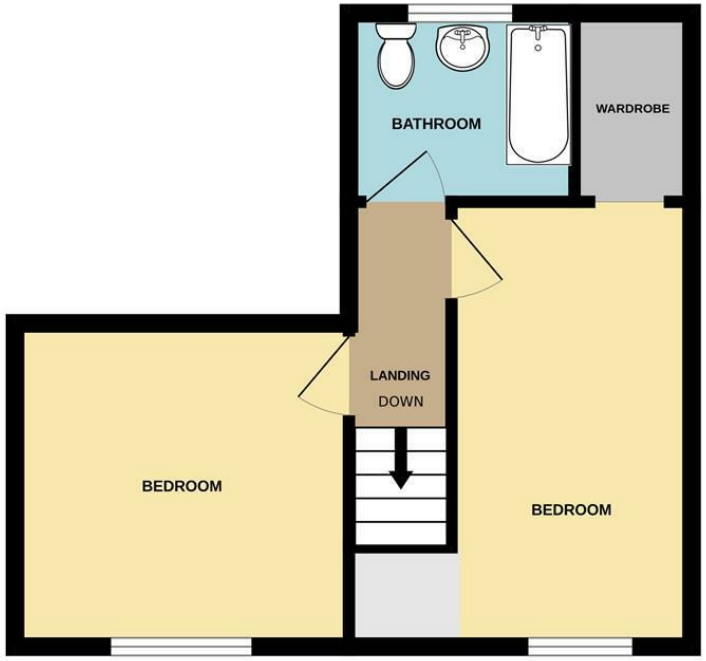


GROUND FLOOR



1ST FLOOR



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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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