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52 Brown Street, Macclesfield, Cheshire, SK11 6RY

A well presented two bedroom cottage situated within a popular residential area, conveniently located just a short distance from South Park, the town centre and excellent transport links. The well appointed accommodation in brief comprises; living room and stylish kitchen. To the first floor are two bedrooms and a modern family bathroom. This charming home benefits from gas central heating and double glazed windows. Externally, the property is further complemented by a pleasant communal courtyard to the rear.

£170,000

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, take the third turning on the right onto Brown Street and the property will be found on the right hand side.

Living Room
11'0 x 10'3
Well presented living room with double glazed window to the front aspect. Meter cupboard. Radiator.

Kitchen
13'2 x 10'3
Fitted with a stylish range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Sink unit with mixer tap and drainer. Four ring electric hob with extractor hood over and oven below. Space for a washing machine and fridge/freezer. Double glazed window and door to the rear aspect. Built in storage cupboard. Radiator.

Stairs To The First Floor

Bedroom One
12'7 x 11'0
Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Two
13'1 x 6'7
Well proportioned bedroom with double glazed window to the rear aspect. Radiator.

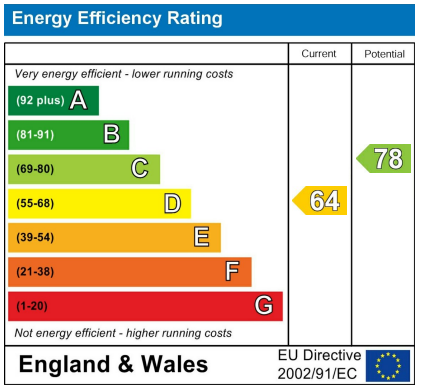
Modern Bathroom
Fitted with a modern suite comprising; panelled bath with shower over and screen to the side, push button low level WC and pedestal wash basin. Part tiled walls. Double glazed window to the rear aspect. Radiator.

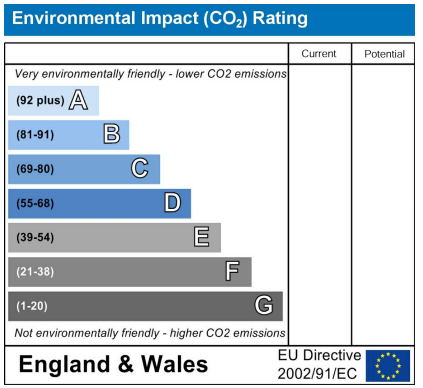
Outside

Communal Garden
To the rear there is a well tended communal garden.

Tenure
The vendor has advised us that the property is Leasehold on a 999 year lease from 15 July 1847 with a cost of £3 PA.
The vendor has also advised us that the property is council tax band A.
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

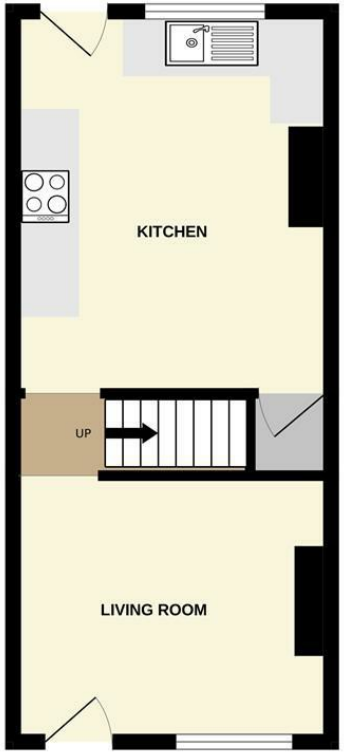




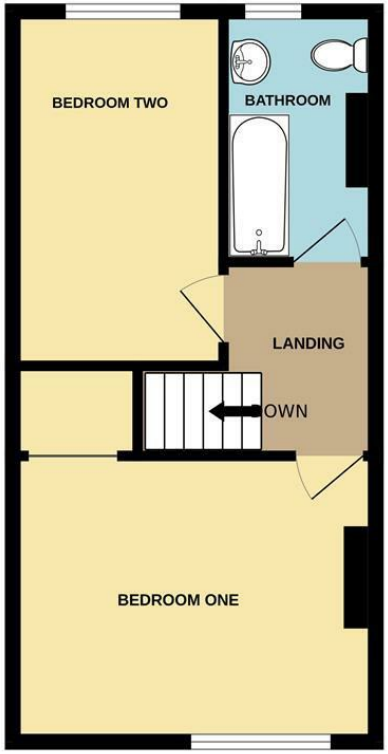




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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