



1 Moss Terrace, Gawsworth, Macclesfield, Cheshire, SK11 7UX

This delightful two bedroom cottage dating back to 1859 is situated in the picturesque village of Gawsworth which is surrounded by some of the most stunning countryside as well as being ideal for keen walkers, yet within easy reach of Macclesfield town centre and all its amenities. This particularly property affords outstanding views over surrounding countryside, stretching out towards Tegg's Nose and beyond. Full of character and charm, the property is nestled in a row of just five cottages and in brief comprises; dining room, inner hall with stairs to the first floor landing, downstairs WC, living room featuring a multi burning stove and dining room. To the first floor there are two double bedrooms and luxury bathroom. To the rear is a pleasant Westerly facing garden with a raised decked patio. An additional paved patio to the side provides a perfect place to put the Rattan furniture all year round ensuring further enjoyment of this idyllic retreat ideal for dining and entertaining both family and friends. The property comes with a driveway located to the front providing off road parking for several vehicles. We would urge early viewing to avoid disappointment as properties such as this are rarely available.

£265,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Moss Terrace is situated in Gawsworth just on the outskirts of Macclesfield, yet within easy distance of the town centre. 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, passing the Macclesfield High School on the left hand side, turn left at the traffic lights onto Congleton Road.

Penningtons Lane is the third turning on the right hand side, where Moss Terrace will be found on the left hand side, half way up the hill.

Dining Room

9'0 x 9'0

Elegantly presented dining room featuring an open grate fireplace. Ample space for a dining table and chairs. Wooden floor. Exposed beams. Built in storage cupboard. Radiator.

Living Room

13'5 x 10'3 max

Delightful living room featuring a central fireplace fitted with multi burning stove. Attractive wooden floor. Exposed beams. Double glazed window to front aspect. Latch lock door. Radiator.

Kitchen

10'0 x 6'10

Fitted with a range of base units with wooden work surfaces over and matching wall mounted units. Tiled splash backs. Inset Belfast sink unit with mixer tap. Four ring gas hob with extractor above and oven below. Space for a washing machine and fridge/freezer. Wooden floor. Double glazed window to the side aspect. Latch lock door to the inner hallway.

Inner Hall

Stair to the first floor landing. Wooden floor. Radiator.

Downstairs WC

Low level WC. Wooden floor. Double glazed window to the side aspect.

Stairs To First Floor Landing

Double glazed window to the rear aspect.

Bedroom One

10'0 x 10'0

Double bedroom with double glazed window to the front aspect. Exposed beam. Latch lock door. Radiator.

Bedroom Two

10'0 x 9'4

Double bedroom with double glazed window to the side aspect. Latch lock door. Radiator.

Luxury Bathroom

10'0 x 10'0

Fitted with a contemporary panelled bath, separate walk in shower unit, push button low level WC and wash hand basin. Latch lock door. Double glazed window to the side and rear aspect. Radiator.

Outside

Westerly Facing Garden

To the rear is a pleasant Westerly facing garden with a raised decked patio. An additional paved patio to the side provides a perfect place to put the Rattan furniture all year round ensuring further enjoyment of this idyllic retreat ideal for dining and entertaining both family and friends.

Parking

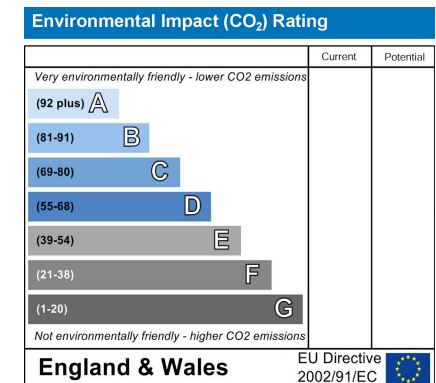
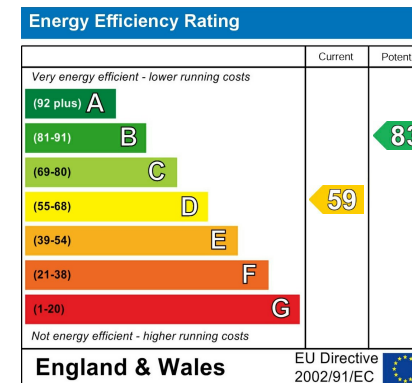
The property comes with a driveway located to the front of the property providing off road parking for several vehicles.

Tenure

The vendor has advised us that the property is Leasehold. We believe the lease to be 999 years from 1 January 2005.

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.





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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