

**Jordan fishwick**

128 HURDSFIELD ROAD MACCLESFIELD SK10 2PY  
£195,000

## 128 HURDSFIELD ROAD MACCLESFIELD SK10 2PY

A spacious two bedroom terraced property, located in a popular residential area with a short distance of the town centre with its excellent transport links. Set within walking distance to Barracks Mill retail park, highly regarded schools, Macclesfield Canal, and beautiful countryside. In brief, the accommodation comprises; entrance hallway, open-plan living room/breakfast kitchen and a utility room. To the first floor are two well-proportioned bedrooms and a bathroom. Externally, the rear of the property features a private garden with a decked patio accessed via French doors, with steps leading down to a lawned area perfect for outdoor entertaining.

### 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 in an Easterly direction along Hurdsfield Road, continuing for a short distance and you will find the property on the left hand side opposite the church.

### Entrance Hallway

6'10" x 3'11"  
Door to living area.

### Open Plan Living Room/Breakfast Kitchen

**Living Area**  
11'5" x 10'6"  
Double glazed window to the front aspect. Laminate floor. Radiator. Open area, leading to the breakfast kitchen.

### Breakfast Kitchen

13'9" x 10'6"  
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Space for a range cooker. Integrated dishwasher with matching cupboard front. Laminate floor. Double glazed French doors to the garden.

### Utility Room

10'8" x 4'6"  
Fitted with a range of base units with work surface over and matching wall mounted cupboards. Inset stainless steel circular sink unit with mixer tap. Space for a washing machine, tumble dryer and fridge/freezer. Double glazed window to the rear aspect.

### Stairs To The First Floor

Velux window. Built in cupboard.

### Bedroom One

13'0" max x 12'1"  
Double bedroom with double glazed window to the front aspect. Radiator.

### Bedroom Two

14'3" x 7'0"  
Double bedroom with restricted head height. Two Velux windows. Radiator.

### Bathroom

Fitted with a panelled bath with shower attachment off the taps, push button low level WC and pedestal wash hand basin. Tiled floor and walls. Double glazed window to the side aspect. Radiator.

### Outside

#### Garden

To the rear is a private garden with a decked patio accessed via French doors with steps leading down to a lawned area perfect for outdoor entertaining.

#### Tenure

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

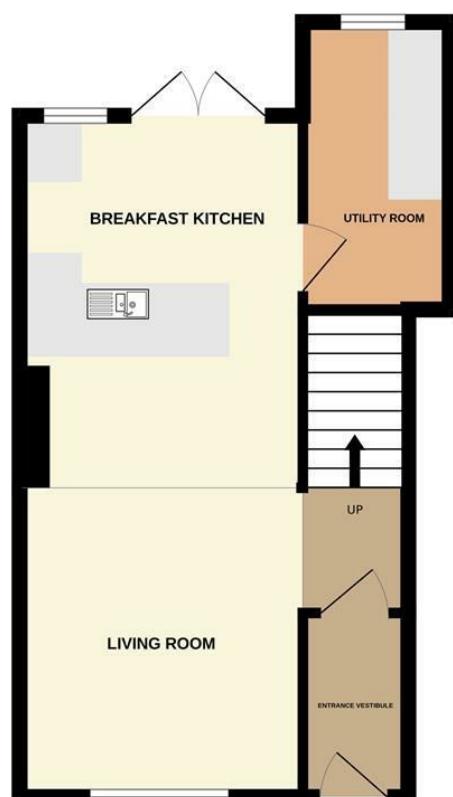
#### Anti Money Laundering - Note

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.



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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

01625 434000

macclesfield@jordanfishwick.co.uk

www.jordanfishwick.co.uk