



3 Station Street, Macclesfield, SK10 2AQ

**** NO ONWARD CHAIN **** A beautifully presented two double bedroom terraced property, ideally positioned just a short stroll from Macclesfield town centre and excellent transport links. The home has undergone an extensive programme of refurbishment by the current owner and has been finished to an exceptionally high standard and with great attention to detail. The renovations include a new CLK kitchen, utility room, bathroom, new flooring throughout, and full, tasteful redecoration —making it ready for immediate occupation. In brief the property comprises; living room with feature fireplace, re-fitted dining kitchen with stairs to the first floor and separate utility. To the first floor are two double bedrooms and bathroom. Externally, to the rear is a private, walled courtyard. Arguably one of the best properties of its kind currently on the market in this location. A gem of a property and vViewing highly recommended.

£210,000

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

From our office turn left onto Sunderland Street. After going underneath the railway bridge turn left onto the Silk Road. At the "Tesco's" roundabout turn left onto Hibel Road and then take the first right onto Station Street where you will find the property on the left hand side.

GROUND FLOOR

Living Room

12'8" x 12'5"

Accessed via uPVC door, with a uPVC double glazed window to front aspect. Neutrally decorated with LVT flooring and feature fireplace with stone hearth, oak mantelpiece and inset electric log burner style fire. Contemporary radiator. Inset spotlights. TV point. Bespoke storage cupboards to either side of chimney breast. Archway, with oak beam over, opening to dining kitchen.

Dining Kitchen

12'8" x 11'0"

Recently re-fitted with a range of base and wall mounted units with oak work surfaces over, incorporating a stainless steel sink unit with mixer tap and drainer. Tiled splashbacks. Dimmable under-counter lighting. Four ring electric hob with concealed extractor hood over and oven below. Integrated fridge/freezer and integrated dishwasher with matching cupboard fronts. LVT flooring. Understairs storage including broom cupboard and dual pull-out bins. Inset spotlights. uPVC double glazed window to rear aspect. Space for dining table and chairs. Stairs to first floor. Contemporary radiator. Archway, with oak beam over, opening to the utility room.

Utility Room

6'5" x 6'3"

Fitted unit with oak work surfaces over, incorporating a sink unit with mixer tap. Space

for washing machine and tumble dryer. Additional units for storage. Retractable, 5 line drying line. LVT flooring. Inset spotlights. Radiator. uPVC double glazed window to rear aspect. uPVC door providing access to private courtyard.

FIRST FLOOR

Landing

Loft access. PIV Unit (installed in loft space) outlet to circulate air throughout the property. Inset spotlights.

Bedroom One

12'8" x 12'4"

Excellent size master bedroom with space for king size bed, drawers and wardrobe. uPVC double glazed window to front aspect with views over hills. Radiator. Inset spotlights.

Bedroom Two

11'0" x 7'0"

A generously sized second bedroom with space for double bed and drawers. uPVC double glazed window to rear aspect. Radiator. Inset spotlights.

Bathroom

Fitted suite comprising; panelled bath with electric shower over and screen to side, pedestal hand wash basin and push button low level WC. uPVC double glazed window to rear aspect. Towel radiator. Inset spotlights.

OUTSIDE

Private Courtyard

To the rear is a pleasant, very private and fully enclosed walled courtyard with space for a bistro table and chairs, and planters. A gate provides access to a right of way running behind properties on Station Street and up to Foden Street.

TENURE

The vendor has advised that the property is Leasehold with a term of 973 years less 1 day from 25 March 1869. We believe the property to be council tax band A.

We would advise any perspective viewer to confirm these details with their legal representative.

Anti Money Laundering - Note

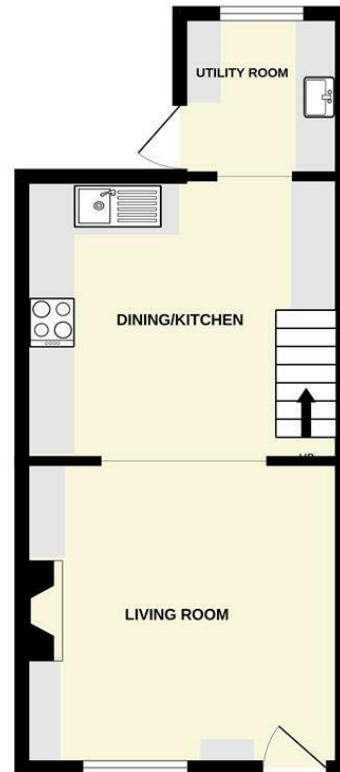
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply.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

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

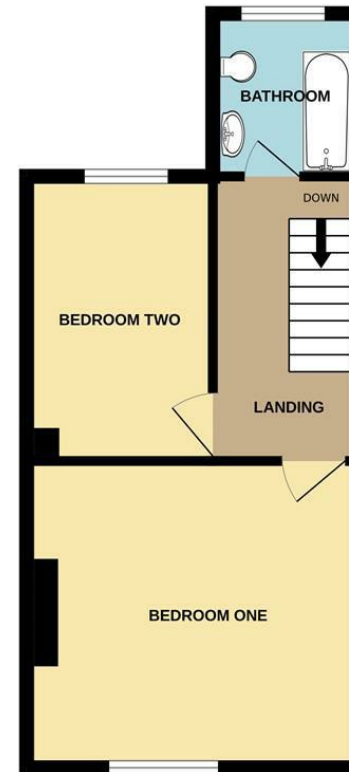
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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