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35 Pitt Street, Macclesfield, SK11 7PT

**** NO ONWARD CHAIN **** A well maintained mid terrace property located within a popular residential area within a short distance of the town centre, excellent transport links and schools. In brief, the accommodation comprises; living room, dining room and kitchen. To the first floor are two well proportioned bedrooms and a bathroom fitted with a white suite. The property is fitted with double glazed windows and gas central heating. To the rear is a low maintenance courtyard garden with flowers beds to the borders.

£187,500

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 in a Southerly direction along The Silk Road, at the traffic lights proceed straight across onto Mill Lane which turns onto Cross Street.

After a short distance, take the first right onto Mill Road and the first left onto Pitt Street where the property can be found on the right hand side.

Open Plan Living/Dining Room

Living Area

11'10 x 10'0

Accessed via a composite front door. Electric fire and surround. Double glazed window to the front aspect. Radiator. Square archway through to the dining area.

Dining Area

11'10 x 11'5

Ample space for a dining table and chairs. Stairs to the first floor. Radiator.

Kitchen

11'0 x 7'7

Fitted with a range of handleless base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Inset stainless sink unit with mixer tap and drainer. Space for a cooker, washing machine and under counter fridge. Cupboard housing a Vaillant boiler. Double glazed window to the rear. Door to the rear garden. Radiator.

Stairs To The First Floor

Access to the loft space. Built in airing cupboard.

Bedroom One

11'10 x 10'2 max

Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Two

20'0 x 6'0

Good size second bedroom with double glazed window to the rear aspect. Radiator.

Bathroom

Fitted with a panelled bath with shower over, push button low level WC and pedestal wash hand basin. Part tiled walls. Double glazed window to the rear aspect. Radiator.

Outside

Garden

To the rear is a low maintenance courtyard garden with flower beds to the borders.

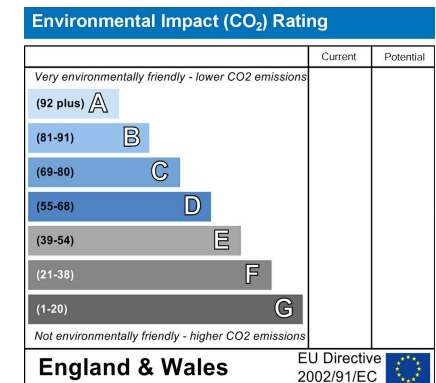
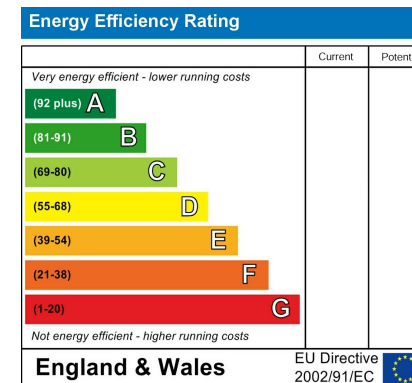
Tenure

The vendor has advised us that the property is Leasehold. We believe the lease to be 999 years from 25 March 1838. 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.

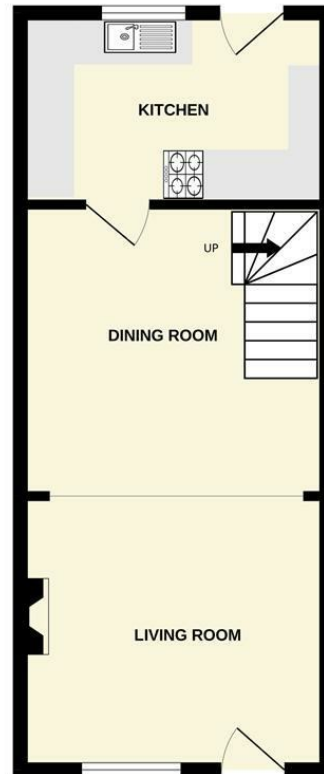
Anti Money Laundering - Note

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.

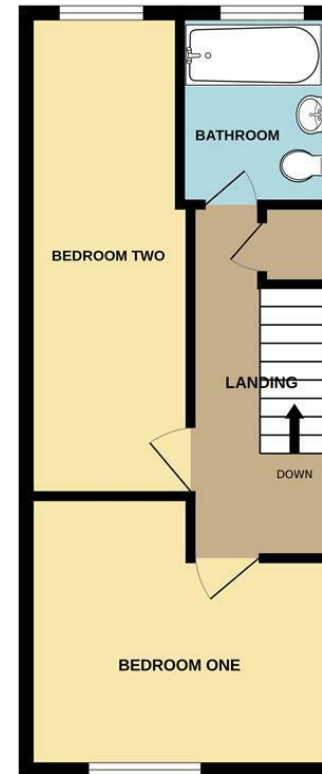




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 6/2025



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