



39 James Street, Macclesfield, SK11 8BP

**** NO ONWARD CHAIN **** A well presented two bedroom terraced property located on a sought after street, convenient to local shops as well as the town centre. The accommodation is decorated in neutral colours and in brief the property comprises; living room, dining room with stairs to the first floor, kitchen and cellar. To the first floor there are two bedrooms and a shower room. Externally, there is a well landscaped enclosed private garden.

£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

Leaving Macclesfield along Park Lane, take the second turning on the left hand side onto Peel Street. Take the left on Chapel Street and left onto James Street. The property is located on the left hand side.

Living Room

11'10 x 11'8

Double glazed Georgian style sash window to the front elevation. Feature fireplace with electric log burner style fire. Central ceiling light. Radiator.

Dining Room

11'0 x 9'0

Double glazed window to the rear elevation. Radiator. Door leading to the cellar. Stairs leading to the first floor.

Kitchen

8'4 x 6'0

Fitted with a range of base and wall mounted units with wood effect work surfaces over incorporating a stainless steel sink unit with mixer tap and

drainer. Integrated four ring gas hob with electric oven below and extractor hood over. Double glazed window and door to the side elevation. Tiled splashbacks and tiled flooring. Radiator.

Cellar

Cellar with storage and vaulted ceiling.

Stairs To The First Floor Landing

Loft hatch. Wooden banister.

Bedroom One

11'8 x 10'0

Great sized master bedroom. Double glazed Georgian style sash window to the front elevation. Built in wardrobe. Radiator.

Bedroom Two

11'0 x 5'5

Double glazed window to the rear elevation. Radiator.

Shower Room

Partly tiled walls. Double glazed window to the side elevation. Walk in shower cubicle. Push button low level WC. Wash hand basin with vanity unit. Storage cupboard with boiler and washing machine.

Garden

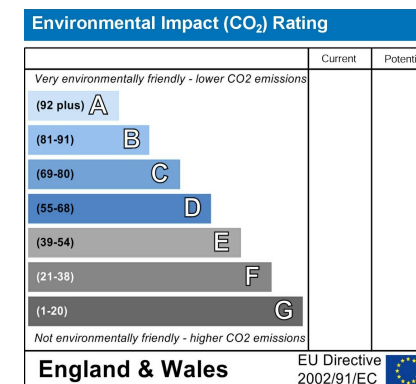
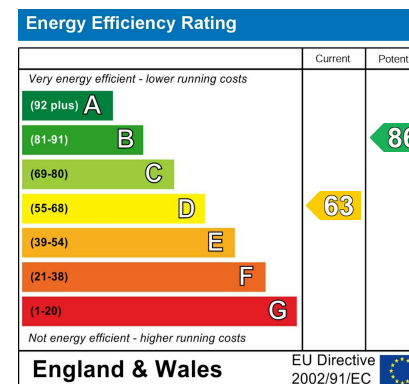
Westerly facing rear garden laid with a combination of patio and pebbled area perfect for entertaining. Mature hedging surrounds the perimeter creating a degree of privacy. Brick outhouse.

Tenure

The vendor has advised us that the property is Freehold.

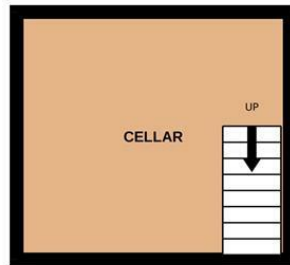
The vendor has also advised us that the property is council tax band A.

We would recommend any prospective buyer to confirm these details with their legal representative.





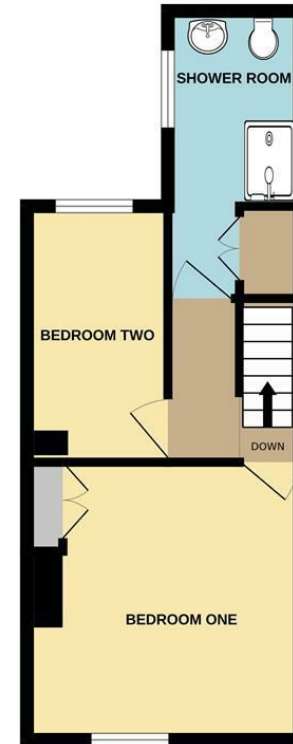
BASEMENT
123 sq.ft. (11.5 sq.m.) approx.



GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (68.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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