
jordan fishwick
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25 Rainow Road, Macclesfield, SK10 2PG

** NO ONWARD CHAIN ** A charming and DECEPTIVELY SPACIOUS mid terrace, stone cottage with a private rear garden, two double bedrooms and cellar conversion. This charming property offers the potential to choose how many bedrooms or reception rooms one would require making the property quite unique, retaining various period features typical of the era in which it was built. Situated on the edge of Macclesfield, close to Macclesfield canal and countryside, within walking distance of the local amenities and just a short distance of the town centre and excellent public transport links. Set back from the main road behind a dwarf wall, this delightful home offers excellent accommodation over three floors and comprises in brief; living room featuring a log burning stove and breakfast kitchen. Stairs leads down to the lower ground where the cellars have been converted into two rooms and a separate WC. To the first floor there are two double bedrooms and a family bathroom fitted with a white suite and separate shower. The private mature garden is mainly laid to lawn with a flagged stone patio/seating area to sit and relax with fencing to the borders.

£290,000

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
Travel out of Macclesfield along the Silk Road and at the roundabout by Tesco turn right onto Hibel Road. Continue up Hurdsfield Road, over the canal bridge, where the road turns onto Rainow Road and the property can be found on the right hand side.

Living Room
16'10 x 10'5
Spacious reception room featuring a log burning stove within chimney recess. Laminate floor. Double glazed window to the front aspect. Radiator.

Breakfast Kitchen
13'6 x 11'10
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset four ring gas hob with concealed extractor hood over and oven below. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring gas hob with concealed extractor hood over and oven below. Integrated dishwasher with matching cupboard front. Space for a fridge/freezer. Recessed ceiling spotlights. Laminate floor. Double glazed window to the rear aspect. Radiator.

Stairs Down To The Basement

Reception Room/Bedroom Three
11'10 x 10'10
Versatile room featuring a stone tiled floor with underfloor heating. Built in storage cupboard. Recessed ceiling spotlights. Door to the garden.

Utility Room
9'0 x 11'10
Fitted with a base unit with work surface over and inset stainless steel sink unit with mixer tap and drainer. Space for a washing machine and tumble dryer. Stone tiled floor with underfloor heating. Recessed ceiling spotlights.

WC
Push button low level WC and wash hand basin. Stone tiled floor with underfloor heating. Double glazed window to the rear aspect.

Stairs To The First Floor
Attractive double glazed arch window to the rear aspect. Access to the loft space.

Bedroom One
11'10 x 10'10
Double bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Two
10'9 x 10'4
Double bedroom with double glazed window to the front aspect. Radiator.

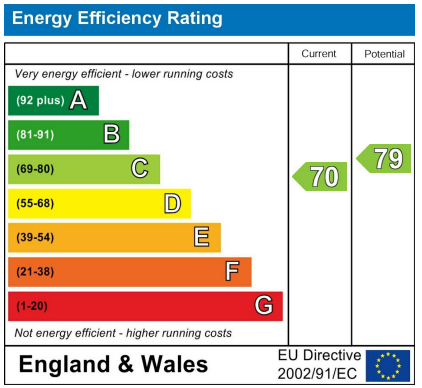
Bathroom
Fitted with a panelled bath, separate shower cubicle, push button low level WC and pedestal wash hand basin. Recessed ceiling spotlights. Double glazed window to the front aspect.

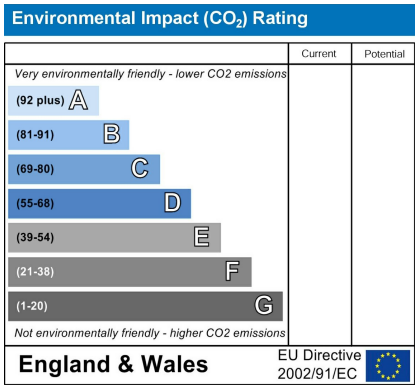
Outside

Garden
The private mature garden is mainly laid to lawn with a flagged stone patio/seating area to sit and relax with fencing to the borders.

Tenure
We are informed by the vendor that the property is Freehold and the council tax band is 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.





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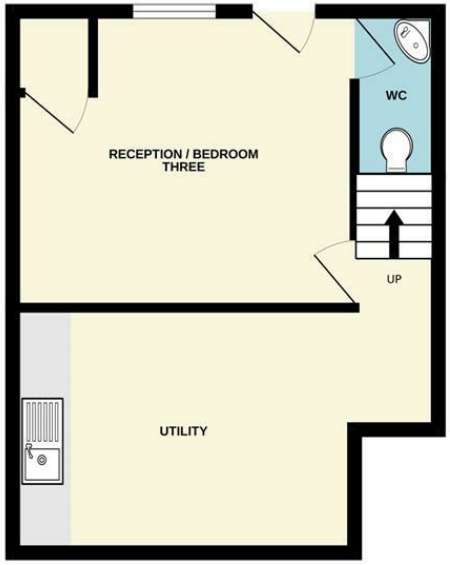




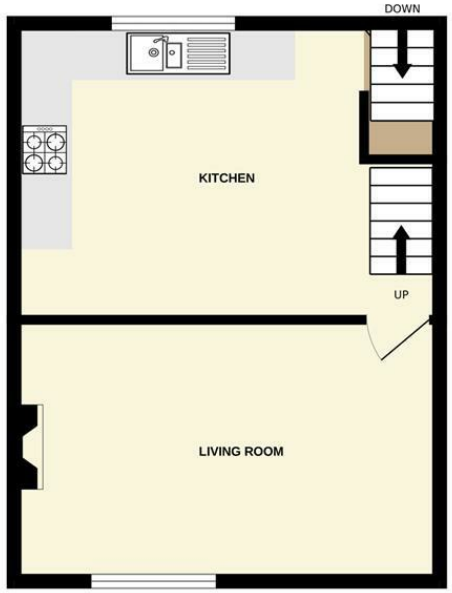




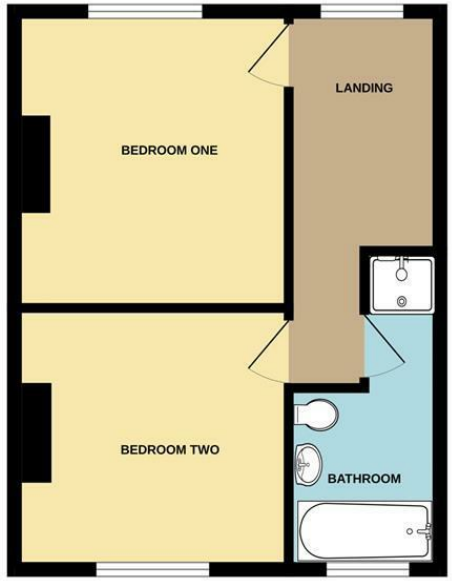
BASEMENT



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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