CREATQUEEN
STREET
jordan fishwick

9 Great Queen Street, Macclesfield, SK11 6EZ

** NO ONWARD CHAIN ** A deceptively spacious end terraced property conveniently located within walking distance of the Chestergate shops, the Picturedrome, town centre and its excellent public transport links. The property is set back from the road behind a front garden and in brief the property comprises; entrance hallway, dining room, living room, breakfast kitchen and cellar. To the first floor are two double bedrooms and a family bathroom. Externally, there is a garage door to the side fitted with an up and over door which opens to the courtyard garden providing off road parking. To the rear of the property there is a pleasant courtyard garden with a courtesy gate to the side.

£249,950

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 proceed right on Sunderland Street and continue straight across the first set of traffic lights and straight across at the main junction with Park Green onto Park Lane. Continue up to the roundabout and bear right onto Churchill Way. Continue straight across at the roundabout and take the second left onto Great King Street, continue for a short while taking the seventh right onto Great Queen Street where the property can be found first on the right hand side.

Entrance Hallway
Entrance hallway stairs leading to the first floor landing. Radiator.

Dining Room
12'0 x 10'0
Ample space for a dining table and chairs. Wall mounted Vaillant boiler. Double glazed window and door to the rear aspect. Radiator.

Living Room
15'3 x 12'0
Spacious reception room decorated in neutral colours. Ceiling coving. Double glazed bow window to the front aspect. Radiator.

Breakfast Kitchen
9'0 x 8'0
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Stainless sink unit with mixer tap and drainer. Space for a cooker with extractor hood over. Space for a washing machine, fridge and freezer. Breakfast bar. Double glazed window and door to the courtyard garden. Radiator.

Cellar
Good size cellar with good head height and lighting. Radiator.

Half Staircase To The Bathroom

Family Bathroom
9'0 x 8'0
Spacious bathroom fitted with a white suite, comprising 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.

Staircase To The First Floor
Access to the loft space.

Bedroom One
15'3 x 12'0
Double bedroom with double glazed window to the front aspect. Recess with shelving. Radiator.

Bedroom Two
12'0 x 10'0
Double bedroom with double glazed window to the rear aspect. Radiator.

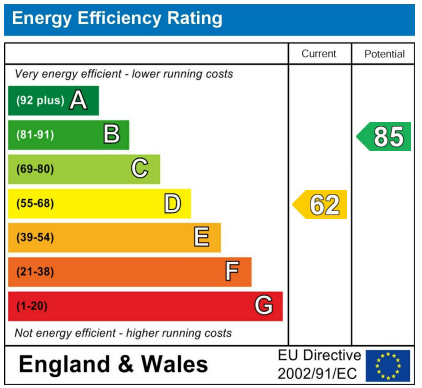
Outside

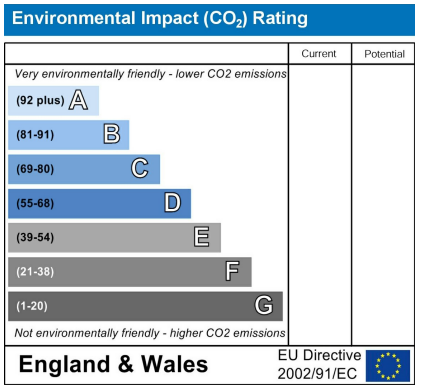
Off Road Parking Via Garage Door
A garage door to the side is fitted with an up and over door and opens to the courtyard providing off road parking.

Private Courtyard Garden
To the rear of the property there is a pleasant and enclosed courtyard garden with a courtesy gate to the side.

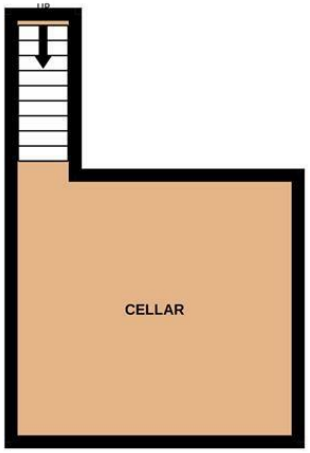
Tenure
The vendor has advised that the property is Freehold.
We believe the property to be council tax band B.
We would advise any perspective buyer to confirm these details with their legal representative.

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.





BASEMENT



GROUND FLOOR

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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