jordan fishwick

177 Bond Street, Macclesfield, Cheshire, SK11 6RE

This delightful, well appointed, semi-detached period home is a true gem and located within walking distance of the town centre, South Park and Macclesfield train station. With its attractive bay front and classic red brick façade, the property exudes character and warmth. In brief the property comprises; entrance porch, entrance hallway with stairs to the first floor landing, downstairs WC, living room with log burning stove, breakfast kitchen and dining room with log burning stove and French doors opening to the rear aspect. To the first floor, there are three excellent size bedrooms and stylish family bathroom. Externally the property is set back from the road behind a double width driveway with provides off road parking. The generous size rear garden is a standout feature, offering a lovely outdoor space mainly laid to lawn with stone patio and decked area ideal for 'Al-fresco' dining, gardening, play, or to just simply enjoy the fresh air. Additionally, the garden includes a brick-built outhouse ideal for storage and a stunning garden room, which can serve as a versatile space for hobbies, work or relaxation.
Internal viewing essential.

£425,000

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 (A536), turn right at the set of traffic lights onto Bond Street. The property will then be found on the left hand side.

GROUND FLOOR

Entrance Porch
Accessed via composite front door. Minton style tiled flooring. Coved ceiling.

Entrance Hallway
Fabulous hallway with spindled staircase to first floor landing. Dado rail and picture rail. Understairs storage cupboard. Access door to rear aspect. Two radiators.

Downstairs WC
Pedestal wash hand basin and low level WC.

Living Room
14'1" x 11'8"
Elegant reception room featuring a fireplace with timber mantle, stone hearth and a log burning fire. Double glazed uPVC bay window to the front aspect. Radiator. Coved ceiling. Dado rail.

Dining Room
14'0" x 11'0"
Generous size dining room with uPVC double glazed French doors opening to the rear garden. Feature fireplace with log burning fire. Radiator. Coved ceiling.

Breakfast Kitchen
12'10" x 11'0"
Fitted with a range of base and wall mounted units with work surfaces over incorporating an underhung Belfast style sink unit with mixer tap. Tiled splashbacks. Integrated dishwasher with matching cupboard front. Space for cooker with AEG extractor hood over. Space for fridge freezer. Radiator. Double glazed window to side and rear aspect. Coved ceiling. Inset spotlights.

FIRST FLOOR

Landing
Dado rail. Loft access. Radiator. Coved ceiling.

Bedroom One
17'4" x 12'3"
Generous master bedroom with space for king size bed, drawers and dressing table. Built-in wardrobes. Two glazed uPVC windows to the front aspect. Two radiators.

Bedroom Two
13'2" x 11'0"
Spacious second bedroom with double glazed uPVC window to the rear. Space for a king size bed and wardrobes. Coved ceiling. Radiator.

Bedroom Three
11'0" x 10'10" max
Double bedroom with double glazed uPVC window to the rear. Radiator. Built-in wardrobes with hanging, shelving and cupboards space.

Stylish Bathroom
Fitted with a three piece suite in white comprising; panelled bath with overhead shower and hand held body wash and glass shower screen to side, vanity wash basin with mixer tap and low level WC. Inset spotlights. Double glazed frosted window to the side. Radiator.

OUTSIDE

Driveway
The house is set back from the road behind a double width driveway which provides off road parking.

Rear Garden
This delightful and extensive rear garden stretching approximately over 100 ft in length, incorporating generous well stocked flowerbeds, areas laid to lawn, attractive Indian stone patio area and a composite decking are ideal for 'Al-fresco dining'. There is also a useful brick built outhouse with power and lighting and Garden room.

Garden Room
9'5" x 9'5"
The garden room has heating, power, lighting and full internet connection

Brick Built Store
15'7" x 6'7"
Power and lighting.

TENURE
The vendor has advised that the property is Freehold and that the council tax band is C.
We would advise any perspective buyer to confirm these details with their legal representative.

Anti Money Laundering - Note
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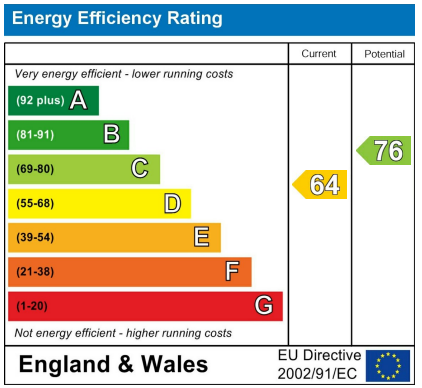

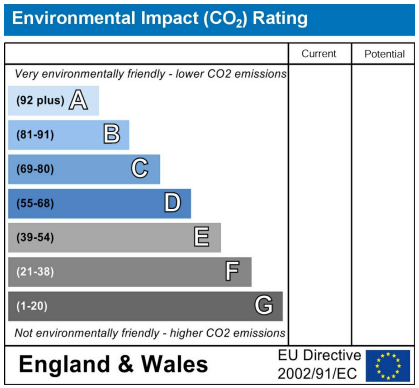

GROUND FLOOR

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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