
jordan fishwick

57 Ryle Street, Macclesfield, Cheshire, SK11 8AX

** NO ONWARD CHAIN ** A spacious two double bedroom terraced home situated on a highly desirable road, conveniently positioned within walking distance of local schools, Macclesfield town centre, and excellent transport links. The accommodation in brief comprises; living room and dining kitchen with French doors opening onto the rear garden. To the first floor are two double bedrooms, including an en-suite to the master bedroom along with a family bathroom fitted with a white suite. Externally, to the rear is a private courtyard garden, enclosed by fencing, walling and mature hedging for added privacy.

£199,950

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
Leaving Macclesfield along Park Lane, take the first turning on the left hand side onto James Street and the first right onto Ryles Street. The property is located on the right hand side.

Living Room
13'3 x 11'5
Decorated in neutral colours with double glazed window to the front aspect. Meter cupboard. Radiator.

Inner hallway
Understairs storage cupboard. Stairs to the first floor.

Dining Kitchen
18'0 x 11'0 max

Kitchen Area
11'0 x 10'0
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Stainless steel sink unit with mixer tap and drainer. Four ring electric hob with oven below. Space for a washing machine and fridge/freezer. Breakfast bar with stool recess.

Dining Area
9'3 x 8'0
Double glazed French doors to the garden. Wall mounted boiler. Radiator.

Stairs To The First Floor Landing

Bedroom One
11'4 x 10'10
Double bedroom with double glazed window to the front aspect. Radiator.

En-Suite
Shower cubicle, push button low level WC and vanity wash hand basin. Recessed ceiling spotlights. Radiator.

Bedroom Two
12'7 x 11'0 max
Double bedroom with double glazed window to the rear aspect. Radiator.

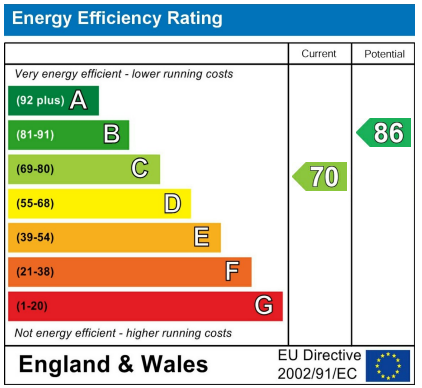
Bathroom
Fitted with a panelled bath with shower over and screen to the side, push button low level WC and pedestal wash hand basin. Part tiled walls. Radiator.

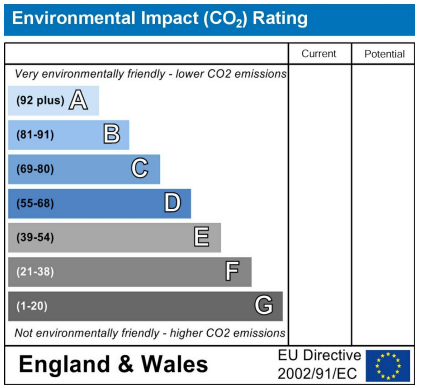
Outside

Private Garden
To the rear is a private courtyard garden, enclosed by fencing, walling and mature hedging for added privacy. Useful brick built outbuilding.

Tenure
The vendor has advised that the property is Freehold and that the council tax band is B.
We would advise 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.





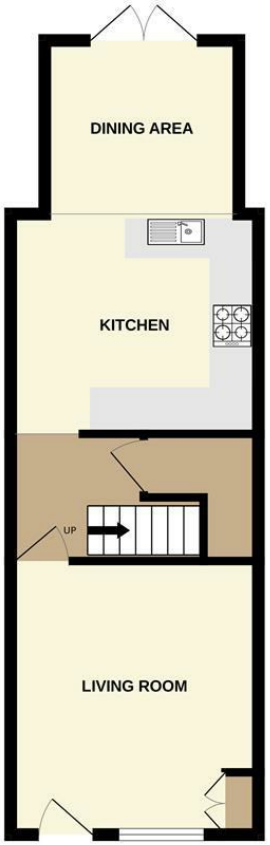




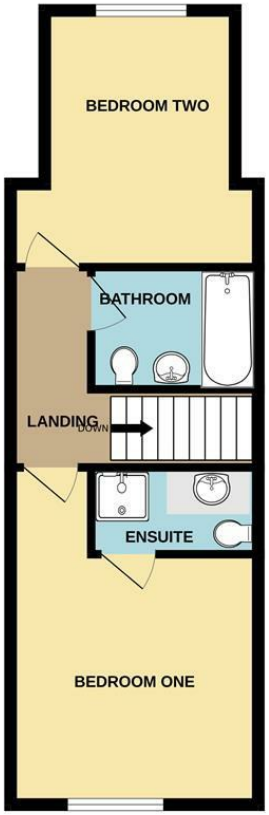




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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