

**jordan fishwick**

87 PEEL STREET MACCLESFIELD SK11 8BL

**£250,000**

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**\*\* NO ONWARD CHAIN \*\*** A well presented two double bedroom "Red Brick" terraced property conveniently located within walking distance of South Park, excellent schools, the town centre and its excellent public transport links. This period property has a fabulous blend of a bygone era along side modern day comforts and an elegant interior design providing a truly lovely home. Still retaining much of the character typical of the era in which it was built in the form of high ceilings, deep skirting boards, floor boards and cornices. More modern conveniences have also been installed such as gas fired central heating and double glazed windows, all providing a warm and comfortable home in which to live. To the ground floor there is an entrance hall, tastefully decorated living room, dining room, kitchen and lean to. To the first floor are two double bedrooms and a family bathroom. Externally to the rear, there is a delightful Westerly facing garden offering several seating areas perfect for relaxing or entertaining family and friends. The garden is fenced and enclosed with a variety of shrubs and a convenient courtesy gate providing rear access.

### 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. Close to the beautiful Macclesfield Forest, Tegs Nose country park and the Canal which all provide a fabulous place to walk and relax. 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 onto Peel Street where the property will be found on the right hand side.

### Entrance Hallway

High cornice ceilings, corbel and deep skirting boards. Inset mat. Wooden floorboards. Staircase to first floor landing. Radiator.

### Living Room

120 x 11'0  
Elegantly presented featuring a coal effect gas fire and surround. Double glazed window to the front aspect. Radiator.

### Dining Room

150 x 11'10  
Ample space for a dining table and chairs. Double glazed window to the front aspect. Radiator.

### Kitchen

8'8 x 7'3  
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Space for an under counter fridge. Tiled floor. Double glazed window to the rear aspect. Radiator.

### Lean To

9'0 x 6'4  
Space for additional appliances.

### Stairs Down To The Cellar

### Cellar

11'6 x 5'6  
Storage space.

### Stairs To The First Floor

Access to the loft space. Radiator.

### Bedroom One

150 x 11'10  
Spacious bedroom with double glazed window to the front aspect. High ceilings. Deep skirting boards. Radiator.

### Bedroom Two

150 x 9'4  
Spacious bedroom with double glazed window to the rear aspect. High ceilings. Deep skirting boards. Radiator.

### Bathroom

Fitted with a white suite comprising; panelled bath with shower over and screen to the side, push button low level WC and pedestal wash hand basin. Built in storage cupboard housing the boiler. Part tiled walls. Recessed ceiling spotlights. Radiator.

### Outside

#### Westerly Facing Garden

To the rear, there is a delightful Westerly facing garden offering several seating areas perfect for relaxing or entertaining family and friends. The garden is fenced and enclosed with a variety of shrubs and a convenient courtesy gate providing rear access.

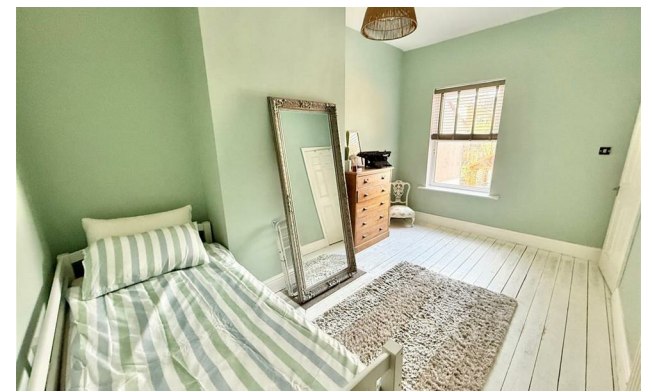
### Tenure

The vendor has advised us that the property is Leasehold. We believe the lease to be 999 years from 24 June 1879.

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



TOTAL FLOOR AREA : 1118 sq.ft. (103.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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