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25 Pownall Street, Macclesfield, Cheshire, SK10 1DF

Located in a pleasant cul-de-sac and within close walking distance of the town centre. A beautifully presented FOUR BEDROOM "Red Brick" terraced property offering spacious and well designed accommodation over three floors. Still retaining much of the character typical of the era in which it was built in the form of high ceilings with picture rails, deep skirting boards, stripped floor boards, cornices and ornate ceiling roses. 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. A generous hallway provides access to an elegantly presented living room, a recently fitted stylish family/dining kitchen complimented by a range of integrated Zanussi appliances, large island unit and feature French doors opening to the garden and a useful half cellar providing excellent storage facilities. To the first floor there are two double bedrooms both featuring cast iron fireplaces, a single bedroom and a large well appointed bathroom fitted with a white suite. The top floor boasts a large fourth bedroom with built in wardrobes and eaves storage. The rear garden is of low maintenance and laid mainly to lawn with a patio area to sit a relax. A useful brick built out house incorporating a W.C and storage shed. An early viewing is essential.

£360,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Pownall Street is situated in a highly convenient location just a short stroll from the town and comprises a pleasant mixture of mainly older style properties. 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 Beech Lane, take the first turning on the left onto Coare Street and second left onto Pownall Street, where the property will be found situated on the left.

Hallway

Stripped wooden floor. Open spindle stairs to first floor. Coved ceiling with decorative ceiling rose. Access to cellar. Radiator.

Living Room

13'3 x 12'0

Stripped wooden floor. Double glazed sash style window to the front. Picture rail. Coved ceiling with ceiling rose. Fireplace recess with tiled hearth. Radiator.

Kitchen / Diner

19'8 x 13'10 max

Kitchen Area

13'10 x 11'0

Fitted with a stylish range of base units with work surfaces over and matching wall mounted cupboards. Inset single drainer sink unit with mixer tap. Integrated dishwasher with matching cupboard front. Zanussi built in oven. The large breakfast bar separating the kitchen area from the living area incorporates a four ring electric hob and comes with a stool recess.

Dining Area

10'5 x 8'10

The dining family area has ample space for a table and chairs. Double glazed window to the rear aspect. Radiator.

Cellar

Providing useful storage facilities.

Stairs To First Floor Landing

Open spindle stairs to second floor.

Bedroom One

14'0 x 11'5

Stripped wooden floor. Radiator. Feature fireplace with cast iron inset. Double glazed window to the rear. Picture rail. Coved ceiling with ceiling rose. Wash hand basin. Radiator.

Bedroom Two

12'3 x 12'0

Stripped wooden floor. Feature fireplace with cast iron inset. Coved ceiling with ceiling rose. Picture rail. Double glazed sash style window to the front. Radiator.

Bedroom Four

7'4 x 7'3

Stripped wooden floor. Double glazed sash style window to the front. Coved ceiling. Radiator.

Bathroom

Fitted with a white suite comprising shaped panelled bath with overhead shower and screen to the side, push button low level WC and pedestal wash hand basin. Double glazed window to the rear aspect. Built in airing cupboard housing hot water cylinder and linen space. Chrome ladder style radiator.

Second Floor

Bedroom Three

15'10 x 15'3 with some restricted head height

Double glazed Velux window. Access to eaves storage. Excellent range of built in wardrobes. Wall mounted Vaillant boiler.

Outside

Garden

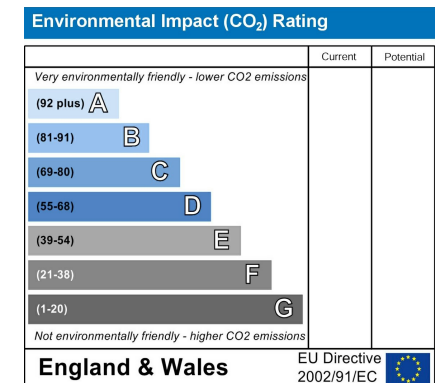
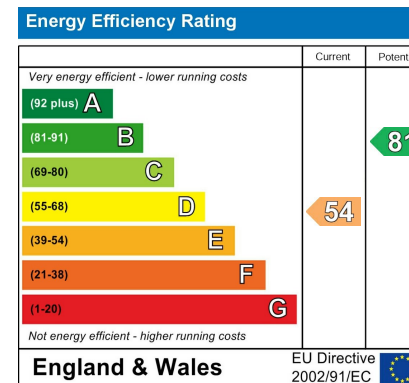
The rear garden is of low maintenance and laid mainly to lawn with a patio area to sit a relax. A useful brick built out house incorporating a W.C and storage shed. Courtesy gate to the side.

Tenure

We are advised by the vendor that the property is Freehold.
Council Tax Band C.

Agents Notes

NB. In accordance with 'Section 21' of the Estate Agents Act 1979, we declare there is a personal interest in the sale of this property; one of the vendors is a relative of an employee of Jordan Fishwick Estate Agents.

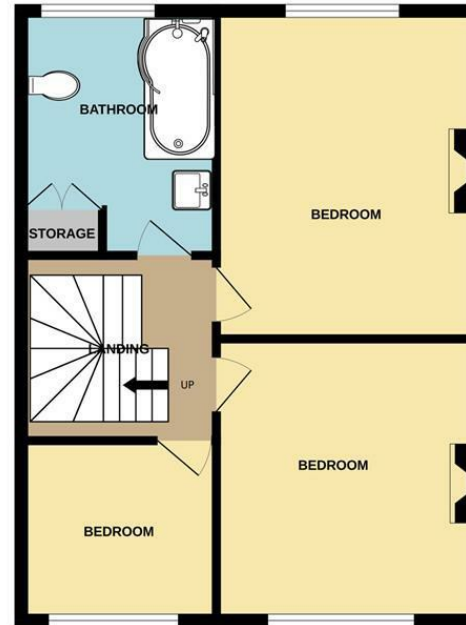




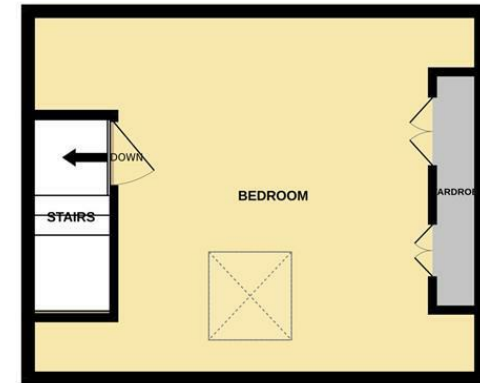
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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