



29 James Street, Macclesfield, SK11 8BP

**** NO ONWARD CHAIN **** A spacious and well presented period property located on a sought after Street, convenient to the town centre and excellent transport links. This particular property has been recently renovated by the current owners to provide a perfect balance for the new owners. This family home offers a fabulous blend of a bygone era along side modern day comforts and an elegant interior design provides a truly lovely home. Still retaining much of the character typical of the era in which it was built and in brief the property comprises; entrance hall, living room featuring a media wall, stylish kitchen, spacious family room with French doors opening to the garden. To the first floor are three well proportioned bedrooms and a stylish bathroom. Externally, to the rear is an enclosed Westerly facing garden, the vendor has informed us that the garden will be landscaped over the next few weeks.

£325,000

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

From this office turn right at the junction opposite the railway station, at the traffic lights go across into Park Street, go across the mini roundabout onto Park Lane, take first left onto James Street where the property will be found on the right hand side at the top of the road.

Entrance Hallway

Featuring high cornice ceiling and corbel. Attractive floor. Built in cloaks cupboard. Stairs to the first floor. Radiator.

Living Room

12'0 x 10'0

Well presented reception room featuring a media wall fitted with shelving and cupboards below. Two double glazed windows to the front aspect. Radiator.

Breakfast Kitchen

12'7 x 10

Brand new kitchen fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset sink unit with mixer tap. Four ring electric hob with extractor hood over. Space for a cooker and washing machine. Recessed ceiling spotlights. Laminate flooring. Breakfast bar with stool recess. Radiator. Open to the family room.

Family Room

12'8 x 9'6

Double glazed French doors and window to the rear aspect. Roof lantern style window. Recessed ceiling spotlights. Radiator.

Inner Hallway

Access to the WC and cellar.

Downstairs WC

Push button low level WC and vanity wash hand basin. Boiler within cupboard.

Cellar

9'10 x 9'3

Power and lighting. Radiator.

Stairs To The First Floor

Access to the loft space. Built in airing cupboard. Recessed ceiling spotlights. Radiator.

Bedroom One

11'2 x 9'8

Double bedroom with double glazed window to the front aspect. Recessed ceiling spotlights. Radiator.

Bedroom Two

9'8 x 8'3

Double bedroom with double glazed window to the rear aspect. Recessed ceiling spotlights. Radiator.

Bedroom Three

10'1 x 7'8

Good size bedroom with double glazed window to the both side aspects. Recessed ceiling spotlights. Radiator.

Bathroom

Stylish brand new white suite comprising; L-shaped panelled bath with shower fittings over and screen to the side, push button low level WC and wash hand basin with storage shelf below. Recessed ceiling spotlights. Ladder style radiator. Double glazed window to the front aspect.

Outside

Westerly Facing Garden

An enclosed Westerly facing garden with courtesy gate to the side aspect., the vendor has informed us that the garden will be landscaped over the next few weeks.

Tenure

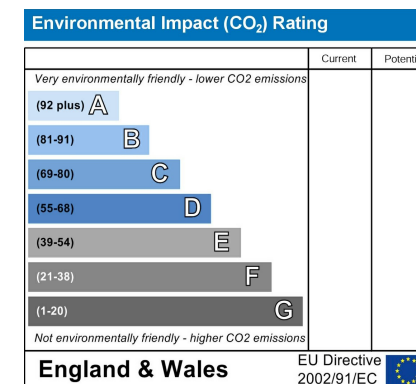
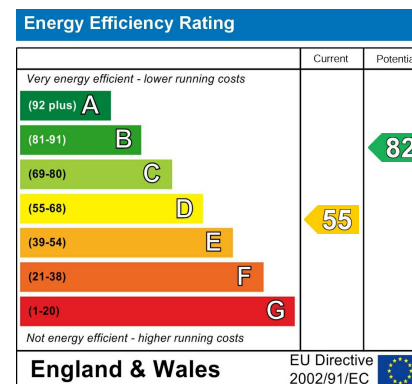
The vendor has advised us that the property is Freehold and that the council tax band is B. We would advise any prospective buyer to confirm these details with their legal representative.

Agent 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; the vendor is an employee of Jordan Fishwick Estate Agents.

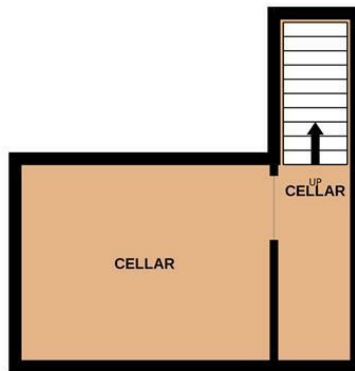
Anti Money Laundering - Note

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
177 sq.ft. (16.4 sq.m.) approx.



GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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