
jordanfishwick
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4 Canal Street, Macclesfield, Cheshire, SK10 1JG

A spacious three-bedroom family home, ideally situated within easy reach of Puss Bank School and offering an excellent combination of convenience and countryside living. The property is just minutes from open countryside, while Macclesfield town centre is also within comfortable walking distance, with excellent public transport links close by. Elevated on a peaceful cobbled hill, the home enjoys a quiet yet highly convenient position. The accommodation in brief comprises; an entrance porch, generous living room, inner hallway, breakfast kitchen and downstairs WC/utility room. To the first floor are three well-proportioned double bedrooms and a family bathroom. Externally, the property is set back from the road behind a front garden. To the rear is a private enclosed garden predominantly laid to paving with a courtesy gate providing access to the property's off road parking and garage. This well positioned family home offers generous accommodation and excellent potential and an internal viewing is highly recommended to fully appreciate its size, setting and convenient location.

£342,500

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 town centre up Buxton Road, take the second right onto Green Street, then right onto Canal Street where the property will be found on the right hand side.

Entrance Porch
Accessed via a composite front door. Double glazed windows.

Living Room
19'7 x 11'5
Generous living room with feature coal effect living flame gas fire and stone style surround. Large double glazed window to the front aspect overlooking the front garden Radiator.

Inner Hallway
Built in storage cupboard. Stairs to the first floor. Radiator.

Kitchen / Diner
14'10 x 12'0 max
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl stainless steel sink with mixer tap and drainer. Tiled returns. Four ring Bosch induction hob with extractor hood over and double oven below. Integrated fridge freezer with matching cupboard fronts. Space for a table and chairs. Breakfast bar with stool recess. Contemporary radiator. Double glazed window and door to the rear aspect.

Downstairs WC/Utility
6'0 x 4'3
Push button low level WC and vanity wash hand basin. Space for a washing machine and tumble dryer above. Boiler. Double glazed window to the rear aspect.

Stairs To The First Floor
Access to the loft space.

Bedroom One
12'5 x 10'0
Double bedroom with double glazed window overlooking the front aspect with pleasant views across rooftops. The room benefits from a built in wardrobe with an additional cupboard above. Radiator.

Bedroom Two
10'0 x 9'2
Double bedroom with double glazed window overlooking the rear aspect with pleasant views across mature trees and surrounding rooftops. The room benefits from a built in wardrobe with an additional cupboard above. Radiator.

Bedroom Three
11'7 x 9'5
Double bedroom with double glazed window overlooking the front aspect with pleasant views across rooftops. Radiator.

Bathroom
Fitted with a white suite comprising; p-shaped panelled bath with shower over and curved screen to the side, push button low level WC with concealed cistern and vanity wash hand basin. Built in storge cupboard. Double glazed window to the rear aspect. Chrome ladder style radiator.

Outside

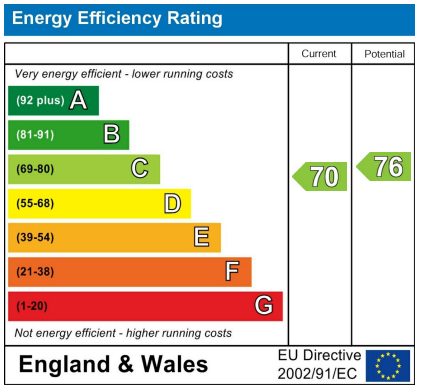
Gardens To Front And Rear
The property is set back behind a paved front garden. To the rear is a private enclosed garden predominantly laid to paving with a courtesy gate to the rear providing access to the property's off road parking and garage.

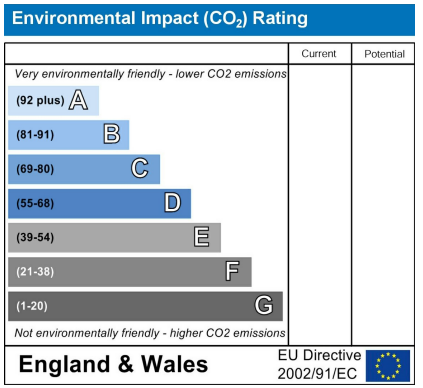
Off Road Parking
Off road parking to the rear of the property in front of the garage.

Garage
Located to the rear of the property with up and over door.

Tenure
The vendor has advised that the property is Freehold and that the council tax is band C.
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.





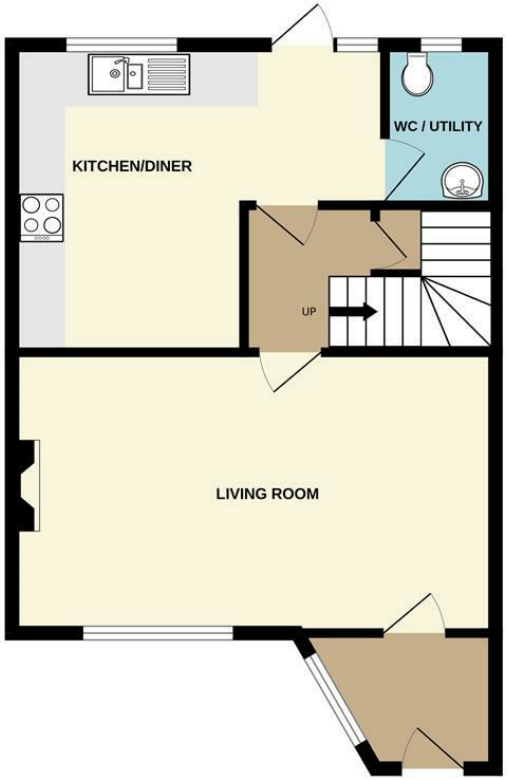




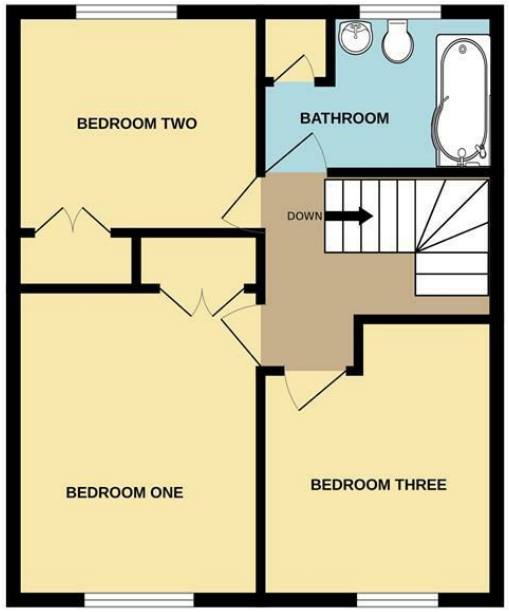




GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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