



# 23 Hope Street West, Macclesfield, Cheshire, SK10 1BE

Located on a pleasant, no through road within a short walk of the Chestergate shops, the Picturedrome as well as many other vibrant and cosmopolitan bars and restaurants and Town Centre. This beautiful three storey weavers cottage has been modernised over recent years and is tastefully presented offering an elegant open plan living/dining room and fitted kitchen to the ground floor. To the first floor are two bedrooms and family bathroom fitted with a white suite. To the second floor is a fabulous master bedroom with pleasant views to the rear and a further double bedroom. The house is warmed via a "Worcester" gas fired central heating boiler and complimented further by double glazed windows, providing a warm and comfortable home in which to live. To the rear there is private courtyard garden with a raised patio ideal for a bistro table and chairs. The property also has access to a communal lawned garden.

## £275,000

### 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

Leaving Macclesfield in a Westerly direction along King Edward Street, turn right at the traffic lights onto Prestbury Road. Taking the third turning on the left onto Sharpley St and then right into Hope Street West where the property is found on the right hand side.

#### Open Plan Living/Dining Kitchen

#### Living Area

12'6" x 11'6"

Elegantly presented living room with double glazed window to the front aspect. Ceiling coving. Laminate flooring. Radiator. Open to the dining area.

#### Dining Area

10'9" x 10'5"

Spacious dining room with laminate floor. Built in storage cupboard housing the "Worcester" boiler. Space for a large table and chairs. Stairs to the first floor.

#### Kitchen

11'9" x 6'6"

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled splash backs. Inset stainless steel sink unit with mixer tap and drainer. Space for a cooker with extractor hood above. Space for a dishwasher and upright fridge/freezer. Breakfast bar with stool recess. Laminate floor. Double glazed window to the rear aspect. Composite door opening to the garden. Radiator.

#### Stairs To The First Floor

Stairs to the second floor.

### Bedroom Two

11'6" x 9'4"

Double bedroom with double glazed window to the front aspect. Built in storage cupboard. Radiator.

### Bedroom Four/Study

6'7" x 5'5"

Single bedroom/study with double glazed window to the rear aspect. Radiator.

### Inner Hallway To Bathroom

Space and plumbing for a washing machine.

### Bathroom

Fitted with a white suite comprising; panelled bath with shower over and screen to the side, push button low level WC and pedestal hand wash basin. Part tiled walls. Tiled floor. Double glazed window to the rear aspect. Radiator.

### Stairs To The Second Floor

### Bedroom One

12'5" x 10'1"

Double bedroom with double glazed window with pleasant views to the rear aspect. Radiator.

### Bedroom Three

12'0" x 6'10"

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

### Outside

### Gardens

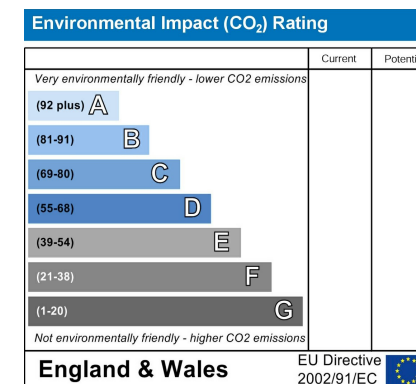
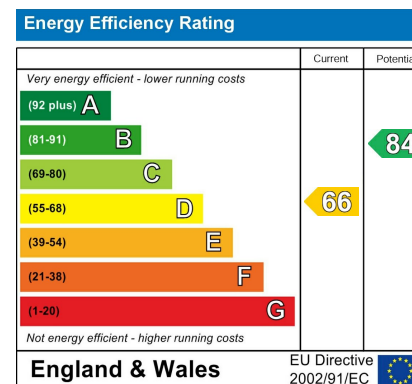
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### Tenure

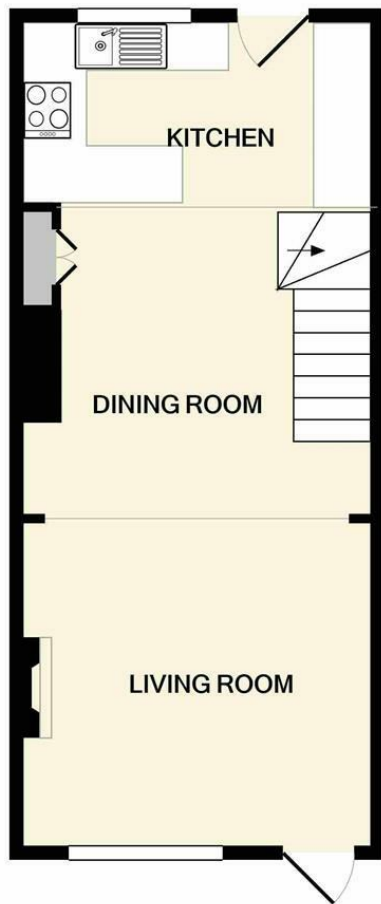
The vendor has advised us that the property is Freehold and that the council tax is band A. We would recommend any prospective buyer to confirm these details with their legal representative.

### Anti Money Laundering - Note

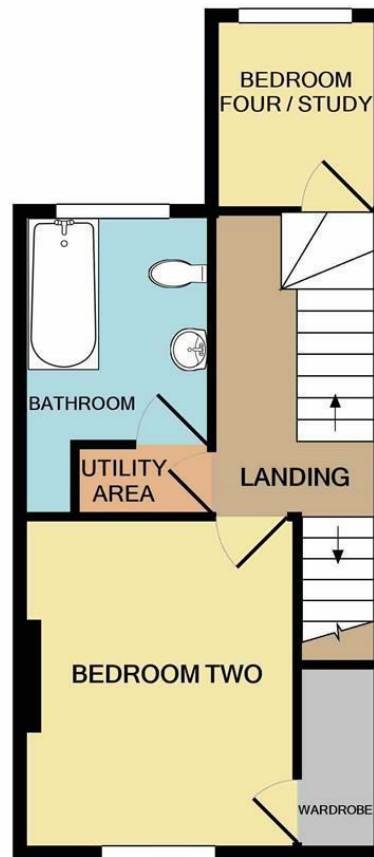
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



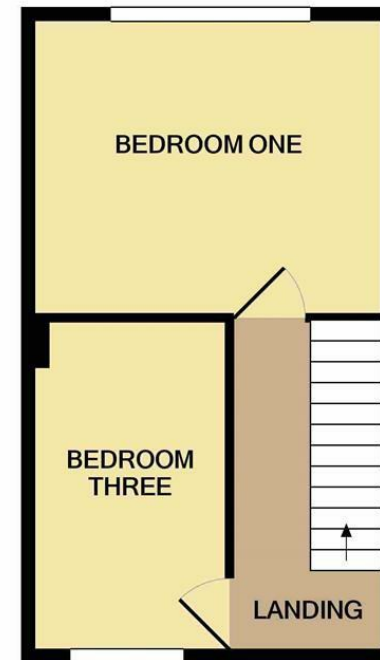




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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