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55 Byrons Street, Macclesfield, Cheshire, SK11 7QA

A well presented three bedroom terraced property, ideally situated within easy reach of excellent schools, local shops and the town centre. The property is neutrally decorated throughout and benefits from double glazing and gas central heating. In brief the accommodation comprises; an entrance hallway, living room, kitchen and inner hallway providing access to the bathroom and rear garden. To the first floor are three bedrooms. Externally, the property boasts a generous fenced and enclosed garden laid predominantly to lawn providing an ideal outdoor space for families and entertaining.

£200,000

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 Southerly direction along the Silk Road, continue into Mill Lane and then Cross Street, upon which Byron Street can be found on the right hand side, just before the traffic lights at the junction with London Road. The property will be found on the left hand side.

Entrance Hall
Cloaks cupboard. Door to the living room.

Living Room
13'0 x 10'2
Coal affect living flame gas fire and surround. Tiled floor. Double glazed window to the front aspect. Radiator.

Kitchen
13'0 x 8'0
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. Space for a cooker, washing machine and fridge/freezer. Tiled floor. Understairs storage cupboard. Double glazed window to the rear aspect. Radiator.

Rear Hall
Stairs to the first floor. Door to the bathroom and garden.

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

Stairs To The First Floor
Access to the loft space.

Bedroom One
10'4 x 10'0
Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Two
13'1 x 8'0
Double bedroom with double glazed window to the rear aspect. Built in storage cupboard. Radiator.

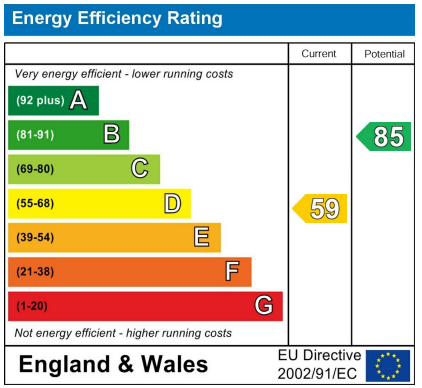
Bedroom Three/Study
6'8 x 6'1
Double glazed window to the front aspect. Radiator.

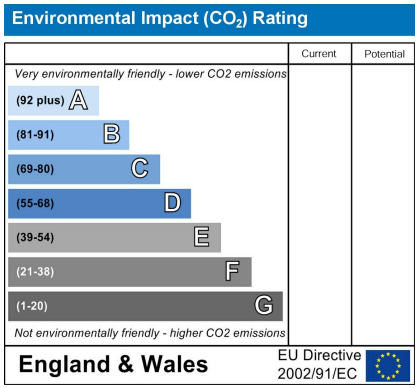
Outside

Southerly Facing Garden
To the rear is a generous fenced and enclosed Southerly facing garden laid predominantly to lawn, providing an ideal outdoor space for families and entertaining. There is pedestrian access from to the neighbouring properties.

Tenure
The vendor has advised 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.

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.





Email: macclesfield@jordanfishwick.co.uk





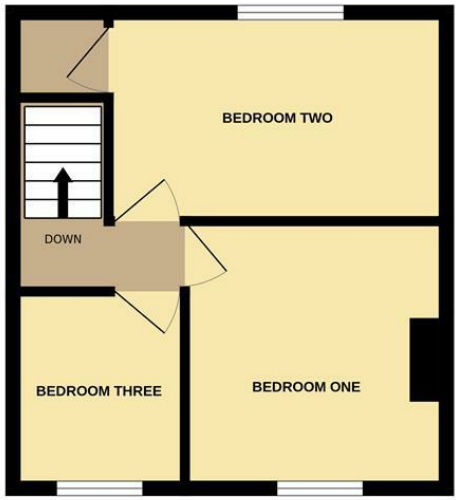

HANA'S
HOUSE RULES


LOVE
LOVE

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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