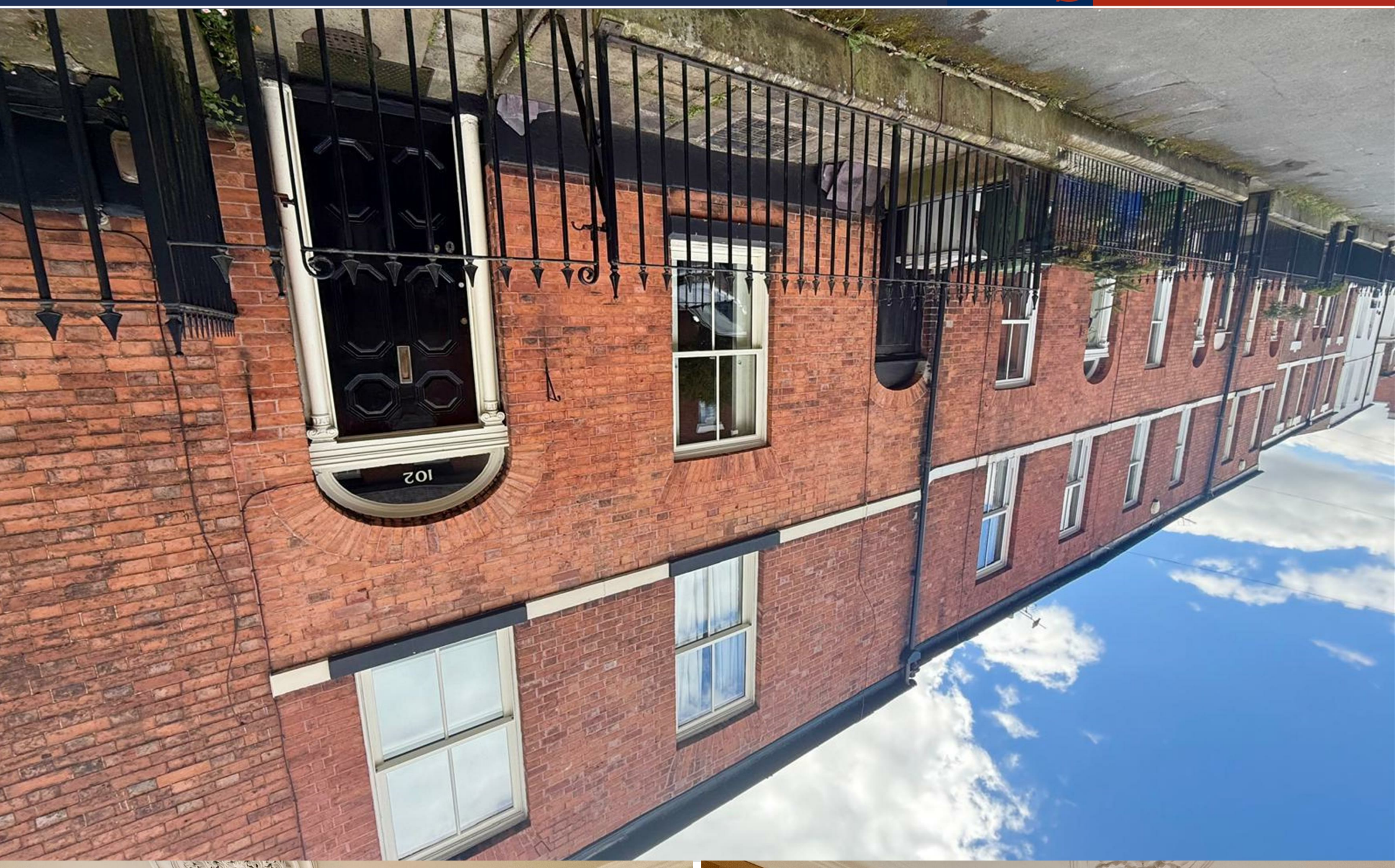
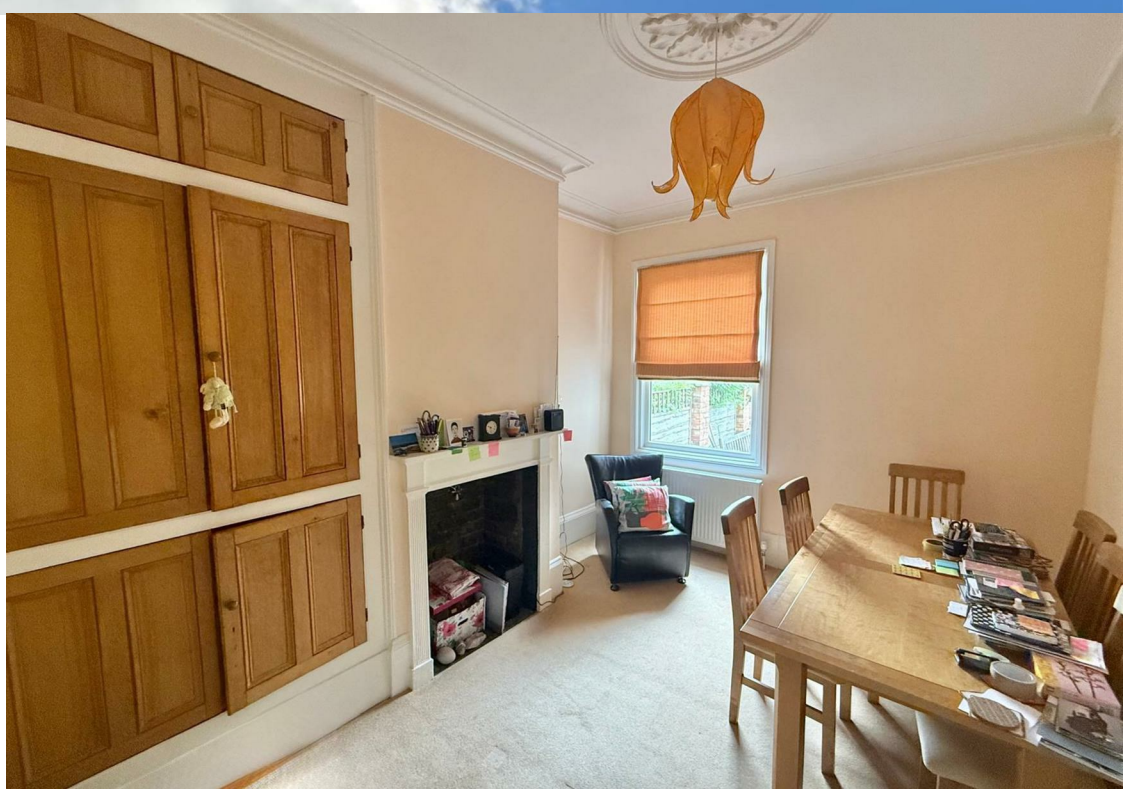
Jordan Fishwick

102 GREAT KING STREET MACCLESFIELD SK11 6PW

£410,000





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A deceptively spacious mid terrace family home, ideally situated just a short walk from Chestergate's shops, the Picturedrome, and a wide selection of lively bars, restaurants, the town centre and excellent public transport links. Set back from the road behind a small front garden, this charming family home beautifully combines period character with modern day comfort. The elegant interior retains many original features typical of its era, including wooden floorboards, deep skirting boards, high ceilings with decorative cornicing and ceiling roses. These are complemented by modern additions such as gas central heating powered by a Vaillant boiler ensuring a warm and comfortable living environment.

The accommodation in brief comprises; a welcoming entrance hall, a living room with a log burning stove and original shutters, a generous dining room and kitchen. Stone steps lead down to a two chamber cellar. Upstairs, a split level landing provides access to two spacious double bedrooms and a single bedroom, served by a family bathroom with the principal bedroom also benefiting from its own en-suite. To the rear, the Southerly facing garden is arranged over tiers, offering three separate seating areas. It is fully enclosed with established flower borders and includes a courtesy gate providing access to off road parking via Shaw Street.

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, continue through the traffic lights onto Chester Road. Taking the third turning on the left onto Langford Street and turning left at the end onto Great King Street, the property can be found on the right hand side.

Entrance Hallway
Stunning entrance hallway with high cornice ceilings and deep skirting boards. Corbel. Dado rails. Radiator. Attractive Staircase to the first floor landing.

Living Room
15'0 x 14'0
Spacious reception room featuring a log burning stove within the chimney recess. Built in cupboard and shelving to the side of the chimney breast. Attractive wooden floorboards. Deep skirting boards. Cornice ceiling. Ceiling rose. Picture rails. Double glazed sash window to the front aspect fitted with original shutters. Radiator.

Dining Room
143'5 x 10'6
Excellent size dining room fitted with a range of built in storage cupboards to the side of the chimney breast. High cornice ceilings. Ceiling rose. Deep skirting board. Double glazed window to the rear aspect. Radiator.

Kitchen
11'7 x 11'0
Fitted with a range of shaker style base units with work surfaces over and matching wall mounted cupboards. Tiled returns. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Space for a range cooker with extractor hood over. Space for a washing machine and under counter fridge. Radiator. Double glazed window to the rear and door to the side aspect.

Stairs Down To The Cellar

Chamber One
15'0 x 13'0
Excellent head height with potential to convert into a useable room. Feature stone floor. Recessed ceiling spotlights. Space for additional appliances.

Chamber Two
12'0 x 10'0
Step up to chamber two. Double glazed window to the rear aspect. Recessed ceiling spotlights. Radiator.

Stairs To The First Floor
Ceiling coving. Deep skirting boards. Ceiling rose. Dado rails. Radiator.

Master Bedroom
14'0 x 13'5
Double bedroom with double glazed window to the rear aspect with views towards the hills. Feature fireplace. Ceiling coving. Deep skirting board. Radiator.

En-Suite Shower Room
Fitted with a shower cubicle, push button low level WC and wash hand basin. Tiled walls and floor. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the side aspect.

Bedroom Two
15'0 x 14'0
Double bedroom with double glazed sash window to the front aspect. Feature fireplace. Ceiling coving. Radiator.

Bedroom Three
11'10 x 6'0
Single bedroom with double glazed sash window to the front aspect. Radiator.

Bathroom
Fitted with a panelled bath, push button low level WC and pedestal wash hand basin. Double glazed window to the rear aspect. Recessed ceiling coving. Radiator.

Outside

Southerly Facing Garden
To the rear, the Southerly facing garden is arranged over tiers, offering three separate seating areas. It is fully enclosed with established flower borders and includes a courtesy gate providing access to off road parking.

Parking
Parking to the rear for two vehicles (accessed from Shaw Street).

Tenure
The vendor has advised that the property is Leasehold and that the term is 999 years from 25 March 1853.
The vendor has also advised that the council tax band is D.
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.

Measurements are approximate. Not to scale. Illustrative purposes only
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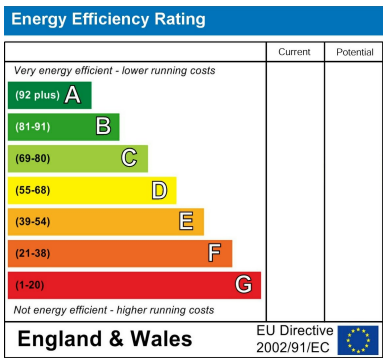

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