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1 TAYLOR SQUARE MACCLESFIELD SK11 8AF
Guide Price £265,000

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**** NO ONWARD CHAIN**** An exceptional opportunity to purchase a unique and individually designed detached home, ideally situated on a quiet road within easy reach of highly regarded schools, Macclesfield town centre, and excellent transport links. The accommodation in brief comprises: entrance hallway, downstairs WC, bright and airy living room featuring a log burning stove, separate dining room, breakfast kitchen and utility room. To the first floor are three double bedrooms and a contemporary shower room. Externally, there is a detached garage and a private courtyard garden with an additional lawned area. Useful brick built outbuildings, ideal for storage or potential workspace.

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

Proceed out of Macclesfield along Park Lane, continue through traffic lights at the junction with Bond Street and then turn right onto Slater Street and the property will be found on the right hand side just after a row of garages.

Entrance Hallway

Stairs to the first floor. Quarry tiled floor. Radiator.

Downstairs WC

Push button low level WC and wash hand basin. Space for a washing machine with tumble dryer above. Part tiled walls. Double glazed window.

Living Room

117 x 115
Elegantly presented reception room featuring a log burning stove set within the chimney breast. Deep skirting boards. Two double glazed windows. Radiator.

Dining Room

120 x 120
Double glazed French doors allow access to the garden. Attractive tiled floor with underfloor heating.

Kitchen

120 x 90
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Stainless steel Franke sink unit with mixer tap and drainer. Four ring Neff induction hob with AEG contemporary extractor hood over. Built in double Neff oven with AEG plate warmer drawer below. Integrated AEG dishwasher and fridge/freezer all with matching cupboard fronts. Breakfast bar with stool recess. Tiled floor with underfloor heating. Double glazed window and door to the utility room.

Boot Room/Utility

6'10 x 6'4
Tiled floor. Double glazed window and stable style door to the garden.

Stairs To The First Floor

Skylight window allowing natural light to flood in. Radiator.

Bedroom One

120 x 11'10
Double bedroom with two double glazed windows. Radiator.

Bedroom Two

120 x 9'0
Double bedroom with double glazed window. Radiator.

Bedroom Three

120 x 9'0
Double bedroom with double glazed window. Access to the loft space. Radiator.

Contemporary Shower Room

10'8 x 5'10
Fitted with a walk in shower, push button low level WC and vanity wash hand basin. Laminate floor. Part tiled walls. Built in storage cupboard. Ladder style radiator. Double glazed window.

Outside

Detached Garage

Double garage doors to the front aspect. Window and courtesy door to the side aspect.

Garden

Externally, the private courtyard garden has ample space for garden furniture all year round. An additional lawned area and useful brick built outbuildings, ideal for storage or potential workspace. Mature hedging and shrubs to the perimeter.

Tenure

The vendor has advised that the property is Freehold and that the council tax band is C. We would advise any prospective buyer to confirm this 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	