



For Sale  
Jordan Fishwick  
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# 36 Green Street, Macclesfield, Cheshire, SK10 1JH

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £120,000 + Reservation Fee

This two bedroom mid-terrace property enjoys an enviable and convenient location, close to the town centre, local park, Macclesfield canal and excellent public transport networks. The accommodation in brief comprises; living room with gas fire, fitted kitchen, utility area and downstairs bathroom. To the first floor are two good size bedrooms (bedroom one with built-in storage hanging space). To the rear is a paved communal courtyard. Gas fired central heating and uPVC double glazing.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## £120,000

### Viewing arrangements

**Viewing strictly by appointment through the agent**  
**84-86 Waters Green, Macclesfield, SK11 6LH 01625 502222**

### 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, turn right onto Green Street where the property will be found on the left hand side.

### GROUND FLOOR

#### Living Room

12'10" x 12'03" max

Accessed via uPVC front door. uPVC double glazed window to front aspect. Gas fire with attractive surround. Laminate flooring. Radiator. Coved ceiling. Cupboard housing the meters.

#### Kitchen

10'06" x 9'02"

Fitted with a range of base and wall mounted units with work surfaces over incorporating a stainless steel sink unit with mixer tap and drainer. Four ring gas hob with oven below. Space for upright fridge/freezer. Useful understairs storage cupboard. uPVC double glazed window to rear aspect. Coved ceiling. Radiator. Laminate flooring.

### Utility Area

Space for washing machine. Wall mounted 'Vaillant' boiler. uPVC door to rear communal courtyard.

### Bathroom

Fitted suite comprising; pedestal hand wash basin, low level WC and panelled bath with shower over. Tiled flooring. Inset spotlights. Frosted uPVC double glazed window. Chrome ladder style towel radiator.

### FIRST FLOOR

#### Landing

Double glazed window. Coved ceiling. Loft access.

#### Bedroom One

12'09" x 12'03" max

Excellent size master bedroom with uPVC double glazed window to front aspect. Radiator. Built-in storage with hanging space to one side of chimney breast. Coved ceiling.

#### Bedroom Two

10'08" x 9'00" max

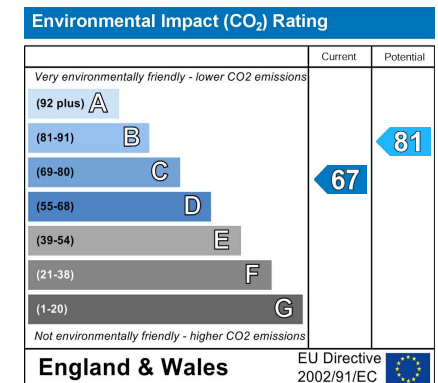
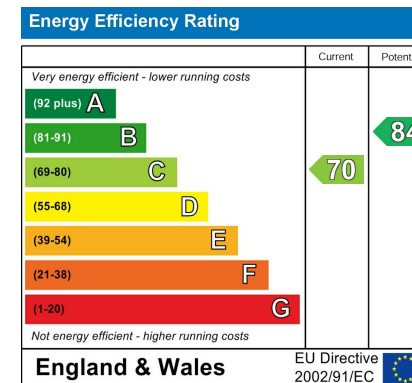
Good size second bedroom with uPVC double glazed window to rear aspect. Radiator. Coved ceiling. Storage cupboard.

### OUTSIDE

To the rear is a communal courtyard.

### TENURE & COUNCIL TAX

The vendor has advised us that the property is Freehold and that the council tax band is A. We would advise any perspective buyer to confirm this with their legal representative.

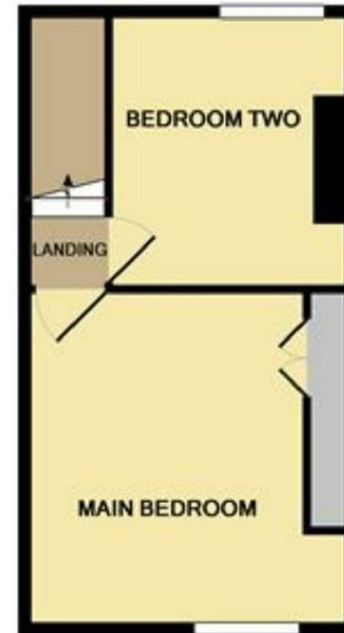








GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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