



**jordan fishwick**

125 BOND STREET MACCLESFIELD SK11 6RE

**£250,000**

## 125 BOND STREET MACCLESFIELD SK11 6RE

**\*\* NO ONWARD CHAIN \*\*** There are very few houses that can match this unique property in terms of outside space, style and quality. A beautiful and elegantly presented, well proportioned property conveniently located within walking distance of the town centre and Macclesfield train station. This magnificent two double bedroom terrace property retains many of its original charm and yet has been tastefully modernised by the present owners. The interior design is a subtle combination of the traditional and the contemporary and for those who appreciate that fabulous blend in styles, really should direct their attention to this property. In brief the property comprises; living room featuring a multi-fuel stove, spacious dining room, downstairs WC and kitchen. To the first floor are two double bedrooms with en-suite shower room to the master bedroom and a further family bathroom. The extensive Westerly facing rear garden is a real feature and has a spacious terrace patio ideal for entertaining both family and friends with a step leading down to the lawn and additional stone patio. A special mention must be made to the substantial and secluded lawn to the rear of the garden. Viewing essential to appreciate this fabulous home.

### 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

From our office proceed down the hill turning right along Sunderland Street and proceed through the 2nd set of cross roads/traffic lights onto Park Street and over the mini roundabout onto Park Lane. At the next set of crossroads/traffic lights take a right turn onto Bond Street and continue down Bond Street where the property will be found on the left hand side.

### Living Room

12'3 x 11'0  
Decorated in neutral colours and features a multi-fuel stove within the chimney recess. High ceiling. Attractive wooden floor. Double glazed window to the front aspect. Radiator.

### Dining Room

12'7 x 9'0  
Generous dining room with ample space for a dining table and chairs. High ceiling. Attractive wooden floor. Stairs to the first floor. Radiator.

### Kitchen

11'5 x 9'0  
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled splashback. Inset sink unit with mixer tap and drainer. Space for an upright fridge freezer and dishwasher. Four ring electric hob with extractor hood over and built-in double oven below. Recessed ceiling spotlights. Double glazed window to the rear aspect. Skylight electric window. Double glazed French doors to the garden.

### Utility Area

Space for a washing machine and tumble dryer above. Access to the downstairs WC.

### Downstairs WC

Fitted with a low level WC with concealed cistern and wash hand basin.

### Stairs To First Floor Landing

Access to the loft space. Built in cupboard with shelving.

### Bedroom One

12'7 x 9'10  
Double bedroom with ample space for a king size bed, wardrobes and dressing table. Built in storage cupboard housing the boiler. Double glazed window to rear aspect. Radiator.

### En-Suite Shower Room

Fitted suite comprising; walk in shower, push button low level WC and pedestal wash hand basin. Radiator. Double glazed window to rear aspect. Tiled floor and walls.

### Bedroom Two

11'0 x 9'0  
Double bedroom with double glazed window to the rear aspect. Radiator.

### Bathroom

Fitted with a white suite comprises; panelled bath with shower over and screen to the side, push button low level WC and pedestal wash basin. Chrome ladder style radiator. Tiled walls.

### Outside

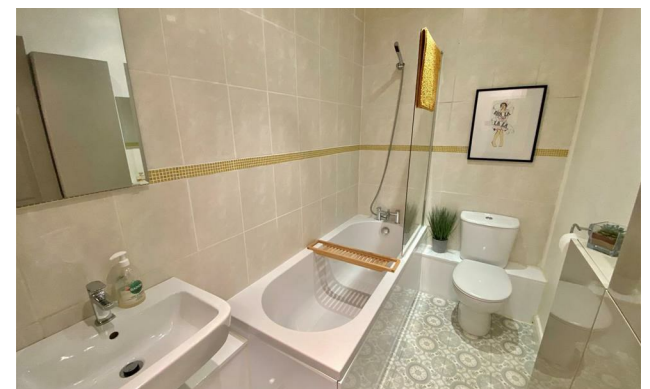
**Westerly Facing Garden**  
The extensive Westerly facing rear garden is a real feature and has a spacious terrace patio ideal for entertaining both family and friends with step leading down to the lawn and additional stone patio. A special mention must be made to the substantial and secluded lawn to the rear of the garden. Large shed, featuring solar panels, power, lighting and water from a water butt. Mature trees provide a degree of privacy.

### Tenure

We are advised by the vendor that the property is Leasehold. 999 years from 25th March 1952

We are also advised that the Council Tax Band is B.

We would recommend any prospective buyer to confirm these details with their legal representative.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	