



jordan fishwick

271 Park Lane, Macclesfield, SK11 8AE

**** NO ONWARD CHAIN **** A substantial period property full of character and charm and retains many period features such as high ceilings, corbel, cornices and deep skirting boards. Although the property is in need of some modernisation this is an ideal opportunity for those looking to invest and "put their own stamp" on a property. The property is set back from the road behind a large lawned garden with pathway to the property and in brief comprises; porch, entrance hallway, living room, dining room, breakfast room, kitchen, inner lobby and downstairs WC. To the first floor are three double bedrooms all with cast iron fireplaces and a family bathroom fitted with a white suite. Outside, to the front there is a large lawned garden with a path leading to the property, whilst to the rear is a generous fenced and enclosed garden laid to lawn with a large patio and courtesy gate to the rear. Two useful brick built outbuildings. A courtesy door to the garage. Viewing is highly recommended.

£375,000

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 along Park Lane (A536), The property will be found on the right hand side just after the traffic lights with Bond Street on the right hand side.

Porch

Original Minton tiled flooring. Dado rail. High cornice ceilings and deep skirting boards. Attractive floor with stained glass door to the reception hallway.

Reception Hallway

Staircase leading to the first floor. Cornice ceiling. Deep skirting boards. Corbel. Built in storage cupboard. Door to the reception rooms and kitchen. Radiator.

Living Room

14'7 x 13'0

Spacious reception room with feature bay window to the front aspect with stained glass inserts over. Radiator. Square archway to the dining room.

Sitting Room

13'0 x 12'6

Double glazed window to the rear and side aspect. Radiator.

Breakfast Room

12'0 x 11'5

Space for a table and chairs. Built in storage cupboard and drawers. Double glazed window to the side aspect.

Kitchen

12'3'0 x 7'0

Fitted with a range of wall mounted cupboards. Stainless steel sink unit with drainer. Valliant boiler. Recess for a cooker. Breakfast bar with stool recess. Radiator. Door to rear lobby.

Rear Lobby

Door to garden and downstairs WC.

Downstairs WC

High level WC. Double glazed window to the side aspect.

Stairs To First Floor Landing

Access to the loft space.

Bedroom One

18'4 x 13'0

Excellent proportioned master bedroom with ample space for a king size bed, wardrobes and drawers. Feature fireplace. Two double glazed windows to the front aspect. Radiator.

Bedroom Two

14'5 x 12'0

Double bedroom with feature fireplace. Double glazed window to the rear aspect. Radiator.

Bedroom Three

13'0 x 12'7

Double bedroom with feature fireplace. Double glazed window to the rear aspect. Radiator.

Bathroom

Fitted with a white suite comprising; panelled bath, low level W.C and pedestal wash hand basin. Double glazed frosted window to side aspect. Built in storage cupboard. Radiator.

Outside

Gardens

To the front, the property is set back from the road behind a large lawn with a path leading to the property, whilst to the rear is a generous fenced and enclosed garden laid to lawn with a large patio and courtesy gate to the rear. Two useful brick built outbuildings. A courtesy door to the garage and gates to the front and rear.

Garage

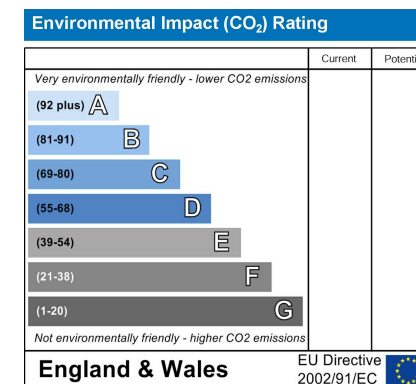
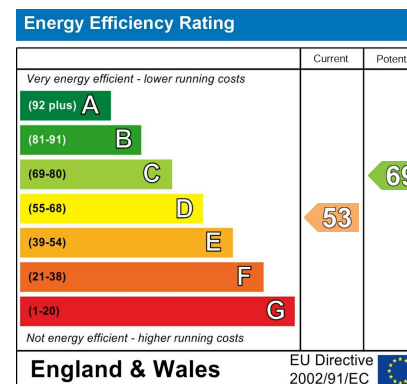
The garage is located to the rear of the property with accessed off Bond Street.

Tenure

The vendor has advised us that the property is Leasehold. 999 years from 25th December 1911.

The vendor has also advised us that the property is council tax band E.

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





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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