



PIERCE STREET

27



# 27 Catherine Street, Macclesfield, Cheshire, SK11 6ET

**\*\* NO ONWARD CHAIN \*\*** Catherine Street enjoys a convenient location which is just a short stroll from the town centre, this spacious three storey 'weavers cottage' will appeal to a range of purchasers who may be looking for something quite versatile. Offering a fabulous blend of a bygone era along side modern day comforts. The accommodation in brief comprises; living/dining room and kitchen. Stairs lead up to the first floor where there is a double bedroom and bathroom. To the second floor there are another two double bedrooms. Externally, there is a pleasant communal courtyard to the rear.

## £189,950

### 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

Catherine Street is a continuation of Bond Street, which can be accessed by a number of ways, including from Park Lane. Alternatively, leaving

Macclesfield in a westerly direction along Chestergate, Catherine St can be found on the left hand side, just before the junction with Chester Road. No 27 can be found on the right hand side.

#### Living / Dining Room

16'6" x 11'0"

Spacious living/dining room with electric fire and brick surround. Sash window to the front and side aspect. Recessed ceiling spotlights. Radiator.

#### Kitchen

11'0" x 10'0"

Fitted with a range of high gloss base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Stainless steel sink unit with mixer tap and drainer. Four ring electric hob with extractor hood over and oven below. Space for a washing machine and under counter fridge and freezer. Recessed ceiling spotlights. Sash window to the side aspect. Stairs to the first floor.

#### Stairs To First Floor

Stairs to the second floor. Radiator.

### Bedroom One

15'7" x 9'2"

Double bedroom with sash window to the front aspect. Built in wardrobe. Radiator.

### Bathroom

Fitted bathroom suite incorporating a panelled bath with shower fittings over, push button low level W.C and pedestal wash hand basin. Tiled walls. Cupboard housing a Vaillant boiler. Recessed ceiling spotlights. Chrome ladder style radiator. Sash window to the side aspect.

### Stairs To Second Floor

Access to the loft space.

### Bedroom Two

15'7" x 7'8"

Double bedroom with sash window to the front aspect. Radiator.

### Bedroom Three

11'7" x 10'10"

Double bedroom with sash window to the side aspect. Radiator.

### Outside

#### Communal Yard

A communal courtyard to the rear.

### Parking

The vendor advises us that parking is available by obtaining a parking permit for the car park just up the road (100 yards away). For further details please use the link below:

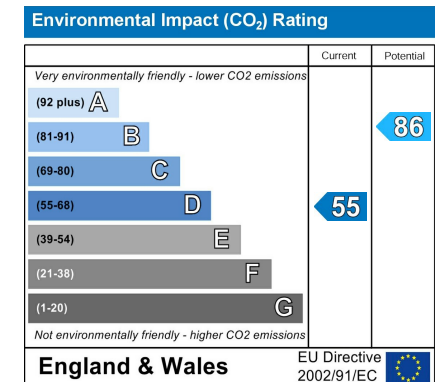
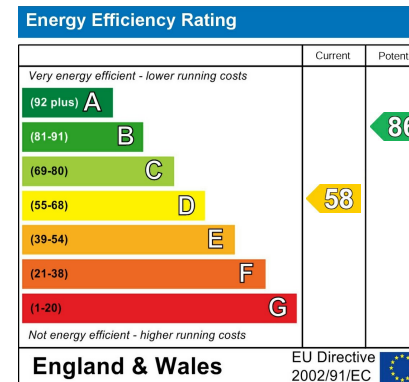
<https://www.cheshireeast.gov.uk/car-parks-and-parking/parking-permits/residents-car-park-permits.aspx>

### Tenure

We are advised by our vendor that the property is Freehold.

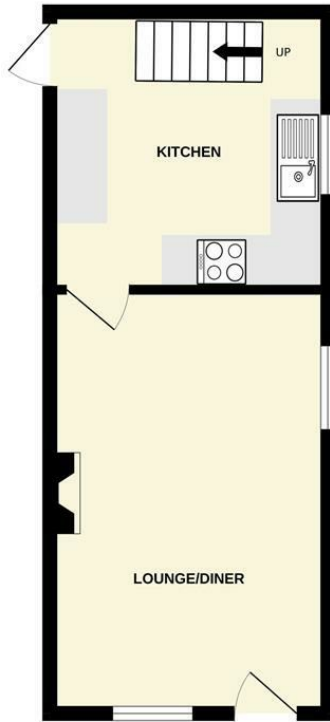
Council Tax Band B.

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

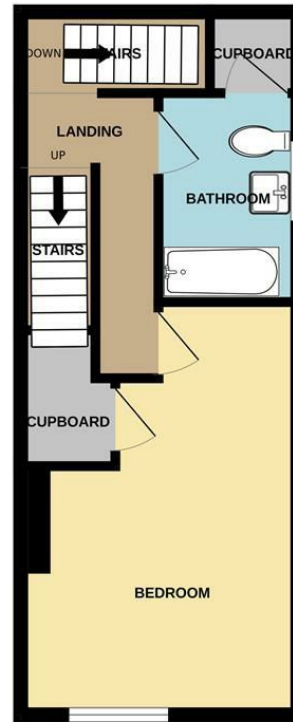




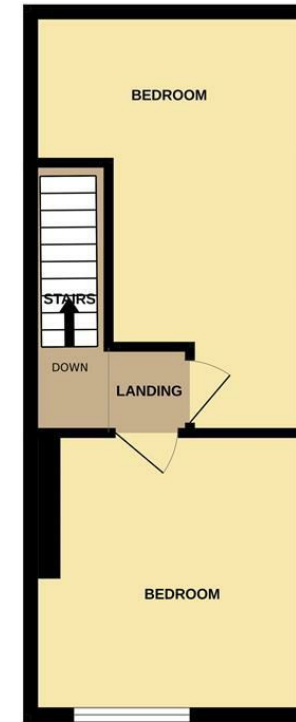
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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