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# 35 Pownall Street, Macclesfield, SK10 1DF

**\*\* NO ONWARD CHAIN \*\*** Located on a pleasant cul-de-sac and within an easy walk of the town centre, with all its conveniences and public transport links. Still retaining much of the character typical of the era in which it was built in the form of high ceilings and deep skirting boards. In brief the property comprises; living room with door through to a spacious dining room and double doors to the fitted kitchen. To the first floor are two double bedrooms and a family bathroom fitted with a white suite. Stairs lead off the main landing to the loft room which could be used in a variety of ways. The house is warmed by gas fired central heating (via a Vaillant boiler) and is fitted with double glazed windows. Outside, to the rear there is private courtyard garden with a courtesy gate to the rear.

## £250,000

### 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 the Silk Road, at the roundabout with "Tesco", bear left onto Hibel Road. At the first set of traffic lights turn right onto Beech Lane,

take the first left onto Coare Street and the second left onto Pownall Street. The property can be found on the left hand side towards the top of the road.

#### Living Room

14'1 x 11'0

Featuring high ceilings and deep skirting boards. Double glazed window to the front aspect. Door through to the dining room. Radiator.

#### Dining Room

13'0 x 11'0

Well proportioned dining room with double doors opening to the kitchen. High ceilings and deep skirting boards. Exposed beams. Radiator. Under stairs storage. Stairs to first floor.

#### Kitchen

13'8 x 8'3

Fitted with a range of base units with work surfaces over and matching wall mounted units. Inset one and a quarter bowl sink unit with mixer tap and drainer. Four ring electric hob with extractor hood over. Built in double oven. Space for a washing machine and fridge. Double glazed window to the rear aspect and door to the garden.

### Stairs To The First Floor

Velux window. Stairs to the second floor.

### Bedroom One

14'0 x 11'0

Double bedroom with ample space for king size bed, wardrobes and dressing table. Double glazed window to the front aspect. High ceilings and deep skirting boards. Radiator.

### Bedroom Two

13'4 x 8'8

Double bedroom with double glazed window to the rear aspect. High ceiling and deep skirting boards. Radiator.

### Bathroom

Fitted with a white suite comprising; panelled bath with shower attachment over, push button low level WC and pedestal wash basin. Radiator. Double glazed window to rear aspect. Cupboard housing a Vaillant boiler.

### Stairs To The Loft Room

### Loft Room

16'8 x 13'0 some restricted head height

Good size room with skylight window. Vaulted ceiling. Restricted head height. Radiator.

### Outside

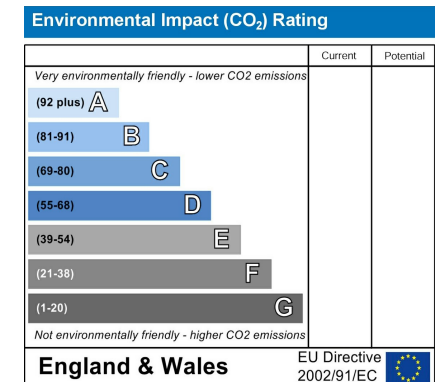
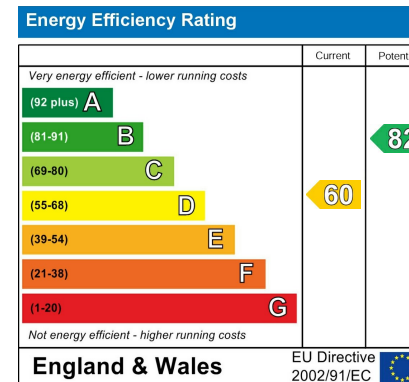
### Private Garden

Pleasant courtyard garden with brick walling to the perimeter. Raised flower bed. A courtesy gate to the rear.

### Tenure

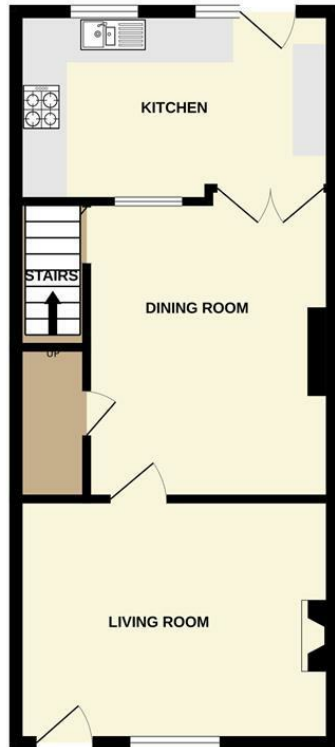
We are advised by our vendor that the property is Freehold and the council tax is band B.

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

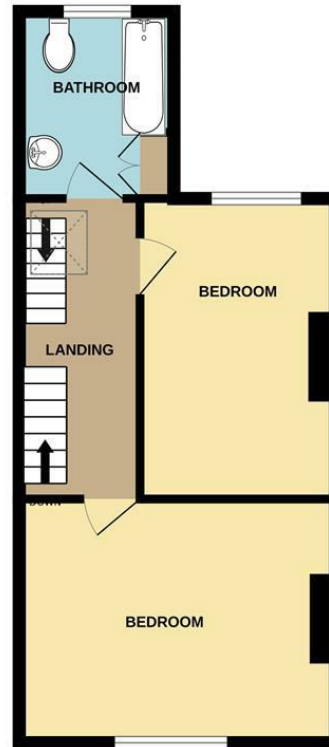




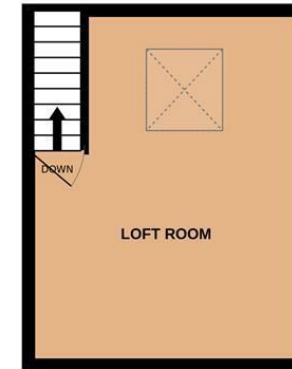
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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