



For Sale  
jordan fishwick

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# 33 Hatton Street, Macclesfield, Cheshire, SK11 6RF

Enjoying a convenient location, close to the town centre is this three storey weavers cottage. Within a short walk of the town centre is an array of shops, bars and restaurants as well as excellent public transport facilities such as the train as well as a local bus service. This particular home offers a degree of versatility and in brief comprises;

entrance hallway, living room, dining room, breakfast kitchen and conservatory. To the first floor are three bedrooms (one currently used as a dressing room with separate WC) and a spacious family bathroom. To the second floor is a double bedroom featuring a vaulted ceiling and exposed beams. To the rear is a communal lawned garden with flower beds to the borders. A courtesy gate to the side.

## £259,950

### 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

Leaving Macclesfield along Park Lane (A536), turn right at the first set of traffic lights onto Bond Street. Take the second right onto Hatton Street and the property will be found on the left hand side.

#### Entrance Hallway

Inset mat. Tiled floor. Corbel. Stairs to the first floor landing. Meter cupboard.

#### Dining Room

11'10 x 9'0

Double glazed window to the front aspect. Ceiling coving. Radiator.

#### Living Room

13'0 x 12'5

Good size reception room with feature electric fire. Ceiling coving. Radiator. Understairs cupboard. Squared archway to the kitchen.

#### Kitchen

10'0 x 7'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. One and a half bowl stainless steel sink unit with a mixer tap and drainer. Inset five ring gas hob with extractor hood over and stainless steel splash back. Built in double oven. Space for a washing machine and space for further appliances. Attractive flooring. Breakfast bar to the Conservatory.

#### Conservatory

9'3 x 8'5

Double glazed windows and door to the rear garden. Space for a table and chairs. Radiator.

#### Stairs To The First Floor Landing

### Bedroom Two

11'10 x 8'0

Double bedroom with double glazed window to the front aspect. Wooden floorboards. Radiator.

### Dressing Room

6'2 x 6'0

Currently used as a dressing room but could be put back to an original bedroom. Vaulted ceiling. Laminate floor.

### WC

Low level WC and vanity was hand basin. Double glazed window to the rear aspect. Laminate floor. Recessed ceiling spotlights. Radiator.

### Bedroom Three

11'8 x 7'8 max

Double glazed window to the front aspect. Under stairs storage. Wooden floorboards. Radiator.

### Family Bathroom

Spacious bathroom fitted with a corner bath, separate shower enclosure, push button low level WC and "His & Hers" sink bowls with vanity cupboards below. Access to the loft space. Two double glazed windows to the rear aspect. Heated chrome towel rail.

### Stairs To The Second Floor

#### Bedroom One

13'10 x 13'10

Good size master bedroom featuring a vaulted ceiling with exposed ceiling beams and double glazed windows to the front and rear aspects with views over rooftops. Wooden floorboards. Radiator. Fitted wardrobe with sliding doors.

### Outside

#### Communal Garden

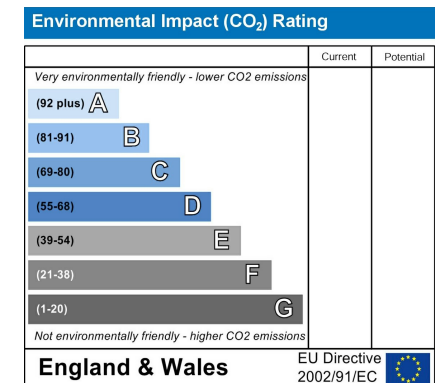
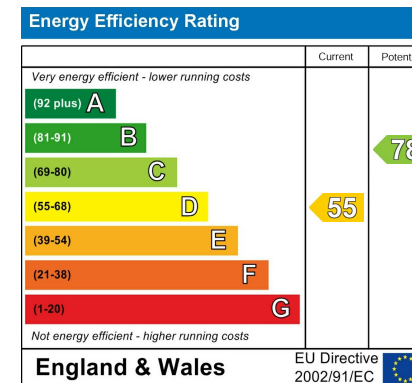
Communal rear garden with lawned area. Small gravel area to the foot of the conservatory. Right of way across the back. Access via ginnel.

### Tenure

The vendor has advised us that the property is Freehold.

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

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







Measurements are approximate. Not to scale. Illustrative purposes only  
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