



22A



22a Cross Street, Macclesfield, SK11 7PG

Cross Steet is a charming mews development of only three houses arranged around an attractive courtyard, set on the outskirts of Macclesfield, yet within walking distance of the town centre. This property is set back from the road and benefits from uPVC double glazing and gas fired central heating. It offers deceptively spacious and recently decorated accommodation comprising:- Living room, downstairs WC, and large modern kitchen/dining area. To the first there are TWO DOUBLE bedrooms, a dressing room/study off bedroom one and bathroom fitted with a modern suite.

£149,950

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

Travel out of Macclesfield along the Silk Road in a southerly direction and continue onto Mill Lane, which turns into Cross Street. As you travel down

Cross street you will see number 22 on your left which immediately after will have access to a ginnel. Walking down the path, this then opens up to a shared courtyard where the property can be found.

GROUND FLOOR

Living Room

13'3 x 9'4

uPVC front door opening into a spacious living room with laminate wood flooring. uPVC double glazed window to front aspect. Radiator. TV point. Turning staircase leading to the first floor landing.

Cloakroom/WC

Fitted with a low level WC and pedestal wash hand basin with tiled splashback. Extractor fan. Radiator.

Dining Kitchen

16'2 x 8'7

Fitted with an excellent range of base wall mounted units with work surfaces over incorporating a one and a half bowl stainless steel sink unit with mixer tap and drainer. Tiled returns. Built in LOGIK oven with four ring gas hob and

extractor hood above. Integrated fridge/freezer and washing machine. Inset spotlights. Wall mounted boiler. Radiator. uPVC double glazed window overlooking the courtyard.

FIRST FLOOR

Landing

uPVC double glazed Velux window.

Bedroom One

12'2 x 9'4

Good sized bedroom. Radiator. Double glazed window overlooking the courtyard. Door leading to the dressing room with space for wardrobes.

Bedroom Two

8'10 x 8'8

A second double bedroom with radiator and large double glazed uPVC window overlooking the courtyard.

Bathroom

A stylish bathroom fitted with a modern suite comprising panelled bath, low level WC and pedestal wash hand basin. Part tiled walls. Tiled floor. Radiator. Velux window. Extractor fan.

Outside

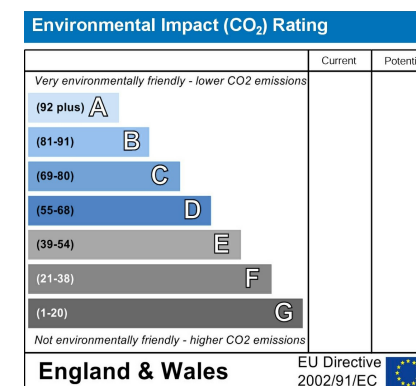
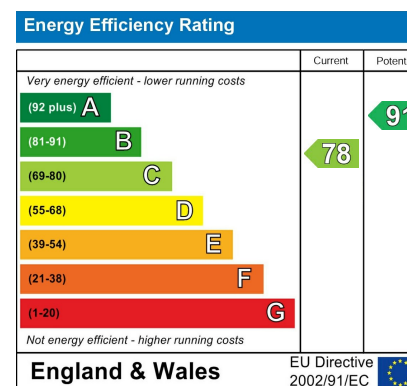
There is an attractive communal courtyard with useful bin store and large shed.

Tenure

The vendor has advised that the property is Leasehold and that the term is 999 years from 7th April 1817

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

We would advise 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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