



97 Great King Street, Macclesfield, SK11 6PW

A deceptively spacious mid terraced property conveniently located within walking distance of the Chestergate shops, the Picturedrome, town centre and its excellent public transport links. This particular family home is set back from the road behind a small front garden and offers a fabulous blend of a bygone era along side modern day comforts and an elegant interior design provides a truly lovely home. Still retaining much of the character typical of the era in which it was built in the form of wooden floorboards, stripped wooden doors, deep skirting boards, high ceilings with cornice and ceiling roses. More modern conveniences such as gas fired central heating and double glazing windows provide a warm and comfortable home in which to live. In brief the property comprises; entrance hall, living room featuring a log burning stove, spacious dining room with feature open grate fireplace and stylish breakfast kitchen. To the first floor are three bedrooms and a stylish bathroom. Stairs lead up from the main landing to a converted loft room. To the rear of the property there is a pleasant and enclosed courtyard garden with a courtesy gate to the side.

£339,950

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 in a Westerly direction along King Edward Street, continue through the traffic lights onto Chester Road. Taking the third turning on the left onto Langford Street and turning left at the end onto Great King Street, the property can be found on the left hand side.

Entrance Hallway

Striking Minton style tiled floor. Two cast iron radiators. Dado rail. High ceilings and deep skirting boards. Staircase to first floor landing.

Living Room

12'6 x 12'0
Spacious reception room featuring a log burning stove within the chimney recess. Built in shelving either side the chimney breast with cupboards below. High cornice ceilings. Picture rail. Exposed wooden floorboards. Ceiling rose. Double glazed window to the front aspect fitted with Plantation shutters. Cast iron radiator.

Dining Room

12'2 x 11'0
Excellent size dining room with feature fireplace. High cornice ceilings. Ceiling rose. Picture rails. Exposed wooden floorboards. Double glazed window to the rear aspect. Cast iron radiator.

Stylish Kitchen

18'0 x 8'0
Fitted with a stylish range of base units with quartz work surfaces over and matching wall mounted cupboards. Tiled returns. Underhung Belfast style sink with mixer tap. Range cooker with extractor hood over. Integrated fridge/freezer, dishwasher and bins (including recycling) all with matching cupboard fronts. Wall mounted Worcester boiler within cupboard. Breakfast bar with stool recess. Tiled floor. Recessed ceiling spotlights. Contemporary radiator. Double glazed window and door to the side aspect.

Downstairs WC

Fitted with a high level WC and wash hand basin. Tiled floor. Double glazed window to the side aspect. Radiator.

Stairs Down To The Cellar

Chamber One

11'6 x 11'2
Stone floor. Feature cast iron range. Built in storage cupboard with drawers below. Recessed ceiling spotlights. Double glazed window to the front aspect. Radiator.

Chamber Two

12'0 x 10'6
Stone floor. Exposed brick chimney breast. Plumbed in washing machine. Double glazed window to the rear aspect.

Chamber Three/Store

6'8 x 6'0

Stairs To First Floor Landing

Turning staircase to the first floor. Exposed wooden floorboards. Built in storage cupboard. Dado rail. Stairs up to the loft room.

Bedroom One

12'0 x 11'0

Double bedroom with feature fireplace. Ceiling rose. Picture rails. Double glazed window to the rear aspect. Cast iron radiator.

Bedroom Two

12'0 x 10'8

Double bedroom with feature fireplace. Double glazed window to the front aspect fitted with Plantation shutters. Exposed wooden floorboards. Cast iron radiator.

Bedroom Three

8'10 x 6'2

Single bedroom with double glazed window to the front aspect fitted with Plantation shutters. Exposed wooden floorboards. Radiator.

Luxury Family Bathroom

9'8 x 8'0

Fitted with a white suite comprising; free standing claw foot roll top bath with chrome telephone style shower attachment off the taps, separate shower enclosure with mixer shower, low level WC and pedestal wash basin. Part tiled walls. Attractive tiled floor. Double glazed window to rear aspect. Recessed ceiling spotlights. Contemporary radiator.

Stairs To The Loft Room

Loft Room

15'10 x 15'5 with some head height restriction

Versatile room with two Velux windows. Exposed beams. Radiator. Restricted head height.

Outside

Private Courtyard Garden

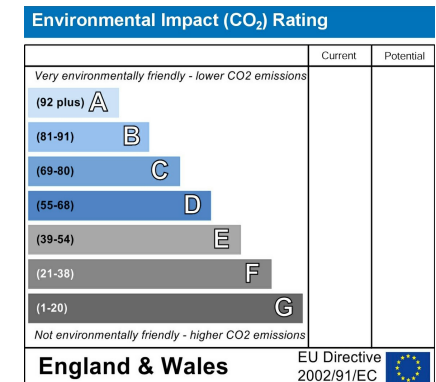
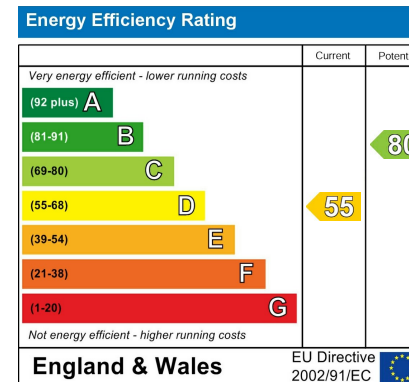
To the rear of the property there is a pleasant and enclosed courtyard garden with a courtesy gate with right of way to the side.

Tenure

The vendor has advised us that the property is Freehold.

We also believe the property to be council tax band C.

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





CELLAR

GROUND FLOOR

1ST FLOOR

ATTICK ROOM



Measurements are approximate. Not to scale. Illustrative purposes only
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