



jordan fishwick

47 NEW HALL STREET MACCLESFIELD SK10 3AB

£315,000

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**** NO ONWARD CHAIN **** Located in a quiet and pleasant cul-de-sac, within close walking distance of the town centre and West Park. 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. The elegant interior design retains much of the character typical of the era in which it was built in the form of stripped wooden doors, deep skirting boards and high ceilings with cornice. These features combined with 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 large sash window, spacious dining room with French doors opening to the garden and stylish breakfast kitchen. A real feature is the converted cellar with access to a utility and study area. To the first floor are three spacious bedrooms and family bathroom accessed by an airy landing with feature floor-to-ceiling shelving. To the rear of the property there is a pleasant and enclosed garden with various shrubs and trees to the borders. A courtesy gate to the side provides private access.

Location

New Hall Street is situated in a highly convenient location just a short stroll from the town and comprises a pleasant mixture of mainly older style properties. 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

Proceed out of Macclesfield along the Silk Road and at the Tesco's roundabout turn left onto Hibel Road, turn right at the traffic lights onto Beech Lane, taking the first left onto Coare Street, second right onto Pownall Street and left onto New Hall Street. The property can be found on the right hand side.

Entrance Hallway

Entrance hallway featuring deep skirting boards. High cornice ceiling. Attractive wooden floor. Staircase to first floor landing. Radiator.

Living Room

126 x 11'5
Featuring a coal effect gas fire and surround. High cornice ceiling. Double glazed sash window to the front aspect. Radiator.

Dining Room

132 x 130
Ample space for a dining table and chairs. Open fireplace. Deep skirting boards. High ceiling. Picture rail. Ceiling coving. Attractive wooden floor. Radiator. Double glazed French doors to the garden.

Kitchen

10'0 x 8'0
Fitted with a range of base units with butcher block work surfaces over, tiled returns and matching wall mounted cupboards. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Wall mounted boiler in cupboard. Space for a dishwasher and fridge. Wooden flooring. Glazed window to the side aspect. Door to the garden.

Downstairs To The Cellar

Utility Room

6'6 x 6'6
Stainless steel sink unit with mixer tap and drainer. Space for a washing machine and tumble dryer. Recessed ceiling spotlights. Wooden floor.

Study

10'8 x 8'5
Double glazed window to the front aspect. Wooden floor. Recessed ceiling spotlights. Radiator.

Stairs To The First Floor Landing

Access to the loft space. Airing cupboard housing the hot water tank. Dado rail. Radiator.

Bedroom One

13'3 x 13'0
Double bedroom with double glazed window to the rear aspect. Radiator. High ceilings. Ceiling coving.

Bedroom Two

12'0 x 11'5
Double bedroom fitted with two built in wardrobes. High ceilings. Ceiling coving. Double glazed window to the front aspect. Radiator.

Bedroom Three

10'0 x 8'0
Good size third bedroom with double glazed window to the rear aspect. Ceiling coving. Radiator.

Bathroom

Fitted with a white suite comprising; panelled bath with shower over and screen to the side, low level WC and pedestal wash hand basin. Part tiled walls. Recessed ceiling spotlights. Ladder style radiator. Double glazed window to front aspect.

Outside

Garden

To the rear of the property there is a pleasant and enclosed courtyard garden with various shrubs and trees to the borders. Useful brick built shed. A courtesy gate to the side.

Tenure

The vendor has advised that the property is Leasehold with a term of 999 years from 24 June 1880. The vendor has also advised that the property is council tax band C. We would advise any prospective buyer to confirm these details with their legal representative.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	