

SLACK  
STREET

hwood  
017840  
SALE

NO PARKING

NO PARKING



## 2 Slack Street, Macclesfield, SK11 7JP

**\*\* NO ONWARD CHAIN \*\*** A well maintained cottage located in a popular area of Macclesfield within walking distance of countryside walks from the villages of Sutton and Langley and yet it is still handy for the town centre of Macclesfield and the station. This bright and airy cottage is full of character with high ceilings and in brief the property comprises; dining room, elegantly presented living room with feature fireplace and surround, kitchen and cellar. To the first floor are two double bedrooms both with en-suite facilities. Externally, to the rear is a "South/Westerly" facing courtyard garden with a pleasant decked patio. Fenced and enclosed with a courtesy gate giving access to the rear.

# £195,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Slack Street is a quiet street off Byrons Lane which is one of Macclesfield's most popular residential roads and comprises a pleasant mixture of different styles of 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

Leaving Macclesfield along the Silk Road in a southerly direction, continue onto Mill Lane, which turns onto Cross Street and turn left at the traffic lights onto

Byrons Lane. Continue over the bridge, take the first right onto Slack Street where the property will be found first on the left.

#### Dining Room

13'1 x 10'5

Accessed via a composite front door. Ample space for a dining table and chairs. High ceilings. Laminate floor. Ceiling rose. Double glazed window to the front aspect fitted with Plantation shutters and double glazed window to the side aspect. Stairs to the first floor. Radiator.

#### Living Room

13'0 x 10'6

Dual aspect living room with double glazed window to the front and side aspect fitted with Plantation shutters. Elegantly presented and featuring a fireplace and surround. Ceiling rose. Ceiling coving. Laminate floor. Radiator.

#### Kitchen

8'6 x 5'5

Fitted with a range of base and wall mounted units with work surfaces over, incorporating a stainless steel circular sink unit with mixer tap. Tiled returns. Four ring gas hob with extractor hood over and oven below. Integrated dishwasher. Wall mounted Vaillant boiler in cupboard. Tiled floor. Radiator. Double glazed window to the rear and side aspect. Door to the garden.

### Cellar

10'6 x 8'9

Plumbing for a washing machine. Laminate floor. Built in storage cupboard. Radiator.

### Stairs To The First Floor Landing

Access to the loft space.

### Bedroom One

13'0 x 10'2 max

Double bedroom with double glazed window to the front and side aspect. Ceiling coving. Radiator.

### En-Suite Bathroom

Steps down to the en-suite bathroom comprising; panelled bath with shower over and screen to the side, push button low level WC and vanity wash hand basin. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the side aspect.

### Bedroom Two

11'0 x 10'10

Double bedroom with double glazed window to the front and side aspect. Feature fireplace. Built in wardrobe. Dado rail. Ceiling rose. Ceiling coving. Radiator.

### En-Suite Shower Room

Fitted with a walk in shower, push button low level WC and vanity wash hand basin. Tiled walls and floor. Recessed ceiling spotlights.

### Outside

#### Private Courtyard

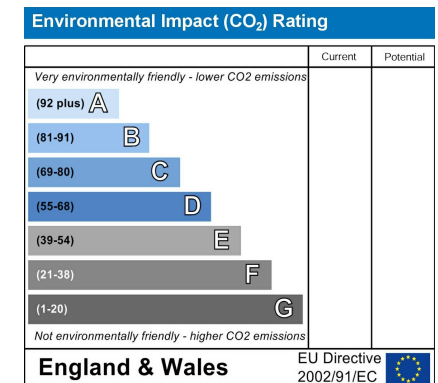
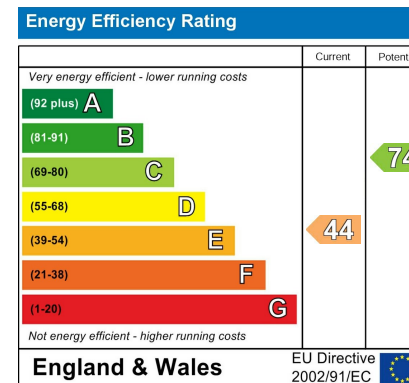
To the rear is a "South/Westerly" facing courtyard garden with a pleasant decked patio. Fenced and enclosed with a courtesy gate giving access to the rear.

### TENURE

The vendor has advised that the property is Freehold.

We also believe that the property is council tax band B.

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

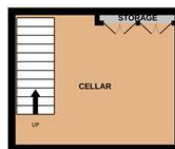




BASEMENT LEVEL

GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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