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# 27 Barton Street, Macclesfield, SK11 6RX

**\*\* NO ONWARD CHAIN \*\*** A two bedroom mid terrace property situated on one of Macclesfield's popular residential streets, close to South Park, Macclesfield College, and the town centre with it's excellent transport links, both via Macclesfield bus and train station. The accommodation comprises in brief; dining room, living room and kitchen to the rear. To the first floor are two bedrooms and a shower room. Externally, to the rear is a fenced and enclosed garden with a raised decked patio and various shrubs to the borders.

## £170,000

### 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, take the fourth turning on the right onto South Park Road and then first right onto Barton Street, the property can be found on the left hand side.

### Dining Room

11'3 x 9'6

Ample space for a dining table and chairs. Laminate floor. Recessed ceiling spotlights. Double glazed window to the front aspect. Radiator.

### Living Room

11'3 x 9'0

Open plan to the kitchen. Under stairs storage cupboard. Laminate floor. Recessed ceiling spotlights. Radiator.

### Kitchen

11'3 x 6'8

Fitted with a range of high gloss handleless base units with work over and matching wall mounted cupboards. Inset stainless steel sink unit with

mixer tap and drainer. Boiler in cupboard. Four ring electric hob with extractor hood over and oven below. Recess for a washing machine. Laminate floor. Two Velux windows. Double glazed French door to the garden.

### Stairs To The First Floor

#### Bedroom One

11'4 x 9'7

Double bedroom with double glazed window to the front aspect. Recessed ceiling spotlights. Access to the loft space. Radiator.

#### Bedroom Two

11'5 x 6'10

Good size second bedroom with double glazed window to the rear aspect. Radiator.

#### Shower Room

Fitted with a modern white suite comprising; shower cubicle, push button low level WC and pedestal wash hand basin. Part tiled walls. Recessed ceiling spotlights.

#### Outside

#### Private Garden

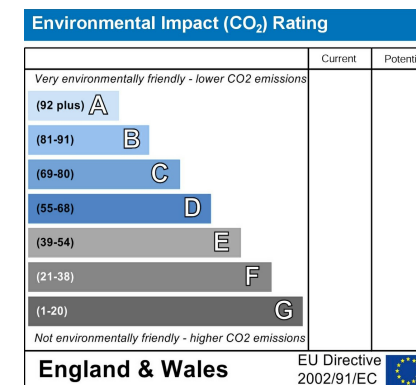
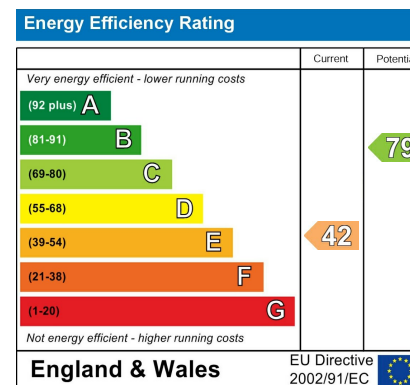
To the rear is a fenced and enclosed garden with a raised decked patio and various shrubs to the borders. Courtesy gate to the side.

#### Tenure

The vendor has advised us that the property is Leasehold on a 999 year lease from 29 September 1847.

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

We would recommend 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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