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36 Barber Street, Macclesfield, Cheshire, SK11 7HT

A well proportioned two bedroom (PREVIOUSLY A THREE BEDROOM) semi detached home conveniently located within WALKING DISTANCE OF LOCAL SHOPS, Windmill park and not too far from excellent schools, Macclesfield canal and the town centre with its excellent public transport links. In brief the property comprises; entrance porch, entrance hallway, downstairs WC, dual aspect living/dining room with French doors opening to the rear garden and fitted kitchen with integrated appliances. To the first floor are two bedrooms and a bathroom. Externally, to the front is a driveway providing off road parking and a lawned garden to the side. The private rear garden is fenced and enclosed with two patio areas ideal for 'al-fresco' dining. Timber panel fencing and hedging to the boundaries with mature trees beyond provide a high degree of privacy. Viewing recommended.

£265,000

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

Proceed out of Macclesfield along the Silk Road in a Southerly direction and at the traffic lights continue onto Mill Lane. Taking the first left onto Windmill Street and then the third left into Barber Street. Turn left at the T-junction where the property will be found on right hand side.

Porch

Double glazed windows and door. Tiled floor.

Entrance Hallway

Laminate flooring. Useful under-stairs storage cupboard. Radiator. Turning stairs to the first floor landing.

Living/Dining Room

14'7" x 11'0"

Dual aspect living room with double glazed French doors opening to the rear aspect. Double glazed window to the front aspect. Radiator.

Breakfast Kitchen

13'7" x 9'0"

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Built-in four ring electric hob with oven below and extractor hood over. Integrated fridge and dishwasher with matching cupboard fronts. Space and plumbing for washing machine. Tiled flooring. Double glazed window to the rear and side aspect. Double glazed door opening to the rear garden.

Downstairs WC

Fitted with push button low level WC. Part tiled walls. Tiled floor. Double glazed window to side aspect.

Stairs To The First Floor Landing

Bedroom One

15'0" x 11'0"

Excellent size master bedroom (previously two bedrooms - (the stud wall has been taken out to create one extra large master bedroom). Double glazed window to front and rear aspect. Two radiators. TV point.

Bedroom Two

10'5" x 7'0"

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

Bathroom

Stylish bathroom suite comprising; P-shape panelled bath with shower attachments off the taps and shower screen to side, push button low level WC and pedestal hand wash basin. Chrome ladder style towel radiator. Part tiled walls. Tiled floor. uPVC double glazed window to front aspect.

Outside

Driveway

To the front is a driveway providing off road parking and a lawned garden to the side. A courtesy gate to the side.

Rear Garden

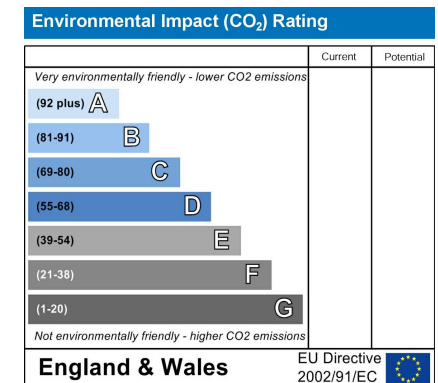
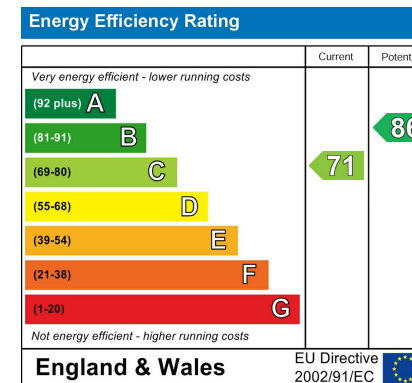
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Tenure

The vendor has advised that the property is Freehold.

We also believe that the council tax band is B.

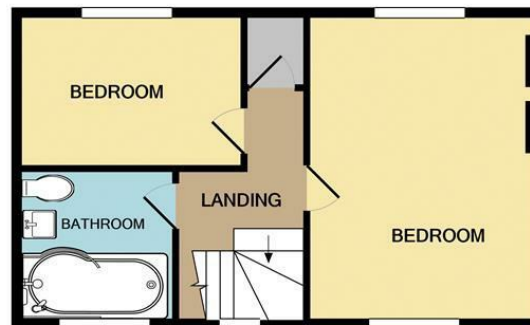
We would advise any perspective buyer to confirm these details with their legal representative.







GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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