



# 18 Pierce Street, Macclesfield, Cheshire, SK11 6ER

A well presented two bedroom end of terrace property which has been well looked after by the current owner. Pierce Street enjoys a convenient location which is just a short stroll from the town centre and all its amenities and excellent public transport facilities. Ideal for first time buyers and buy to let investors. The property offers in brief:- Entrance door and downstairs W.C. The modern fitted kitchen opens to the spacious living room with stairs leading to the upper floor. Two good size bedrooms and a stylish bathroom are located on the first floor. Gas central heating and double glazing are installed for economy and comfort. High insulation levels and an economical combination boiler will keep running costs to a minimum.

## £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 has a range of amenities 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. Take the second left turn onto Great Queen Street. Immediately take the next left onto Pierce Street where the property will be found on your right hand side.

### Entrance Hall

Laminate wood effect flooring. Radiator. Downstairs W.C. Stairs leading to the first floor landing.

### Kitchen

11'0 x 6'3

Fitted kitchen with built in oven, four ring gas hob and extractor hood over. Stainless steel sink unit. Wall mounted combination boiler. Recess for a washing machine. Space for a fridge freezer. Double glazed window. Laminate wooden effect flooring.

## Living/Dining Area

14'0 x 10'5

Spacious living dining room with laminate wooden effect flooring and recessed ceiling spotlights. Radiator. Wall mounted T.V. Aerial point. Double glazed window.

## Downstairs W.C.

Low level W.C. Double glazed window. Wash basin. Radiator. Laminate wooden effect flooring.

## Stairs to First Floor Landing

## Bedroom One

14'1 x 8'1

Double bedroom with double glazed window and radiator. Wall mounted T.V. Aerial point.

## Bedroom Two

8'6 x 6'1

Dual aspect bedroom with two double glazed windows and radiator. Useful storage cupboard.

## Bathroom

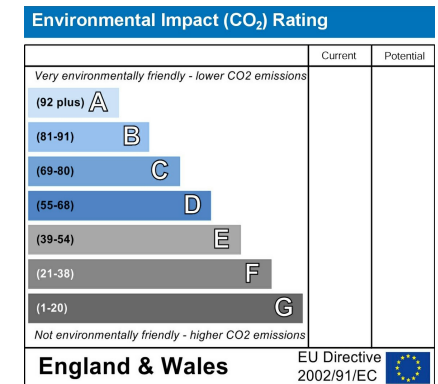
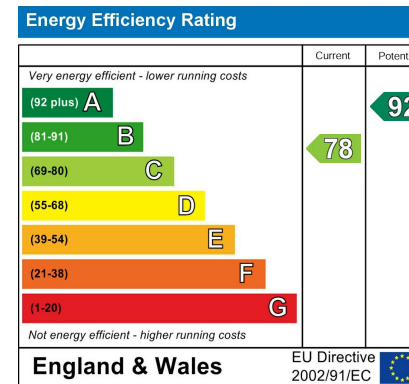
Fitted with a modern suite comprising panelled bath with shower fittings over and screen to side. Low level W.C. Contemporary wash hand basin with drawers below. Double glazed window. Part tiled walls.

## Tenure

We have been advised that the property is Freehold.

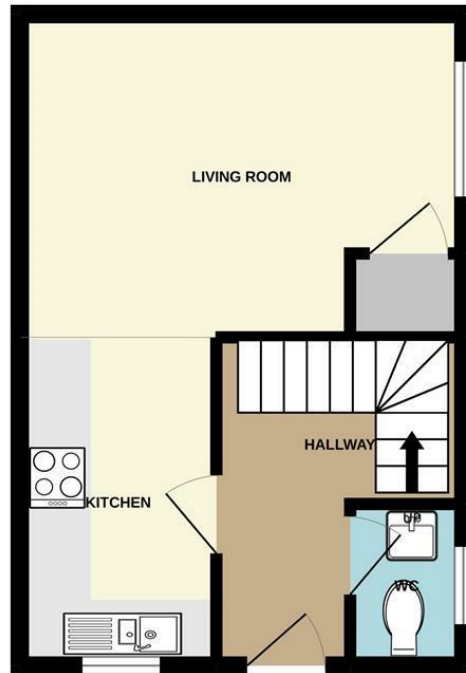
We also believe that the council tax is band B.

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

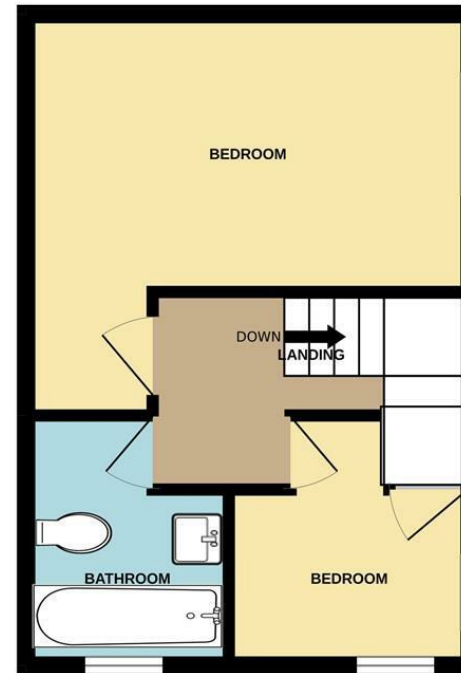




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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