



SPURTON
1945

280
270



278 Crompton Road, Macclesfield, Cheshire, SK11 8HB

**** NO ONWARD CHAIN **** A pleasant two bedroom terraced property situated on a popular residential road within walking distance of local shops and the town centre. In brief, the accommodation comprises; living room featuring an open grate fireplace, dining room, kitchen and cellar. To the first floor are two bedrooms and a bathroom fitted with a white suite. To the rear is a pleasant communal courtyard.

£149,950

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

Leave Macclesfield along Park Lane, continue through the traffic lights at the junction with Bond Street and then take the third turning on the right into

Crompton Road. Continuing along for a short distance, the building can be found on the left hand side.

GROUND FLOOR

Living Room

12'8" x 11'10"

Recently decorated with a double glazed sash window to front aspect. Radiator.

Dining Room

9'3" x 8'0"

Featuring an exposed brick chimney breast. Double glazed sash window to rear aspect. Radiator. Stairs to the first floor.

Kitchen

9'8" x 6'2"

Fitted with a range of base and wall mounted units with work surfaces over with tiled returns incorporating a stainless steel sink unit with mixer tap. Four ring electric hob with extractor hood over and oven below. Space for washing machine, undercounter fridge and freezer. Window and door to side aspect. Radiator.

Cellar

Single chamber cellar with restricted head height.

Stairs To The First Floor

Bedroom One

10'6 x 9'4

Double bedroom with double glazed window to the front aspect. access to the loft space. Wooden floor. Radiator.

Bedroom Two

9'0 x 6'6

Single bedroom with double glazed window to the rear aspect. Cupboard housing a Worcester boiler. Radiator.

Bathroom

Fitted with a panelled bath with shower over and screen to side, push button low level WC and vanity hand wash basin.

OUTSIDE

Communal Yard

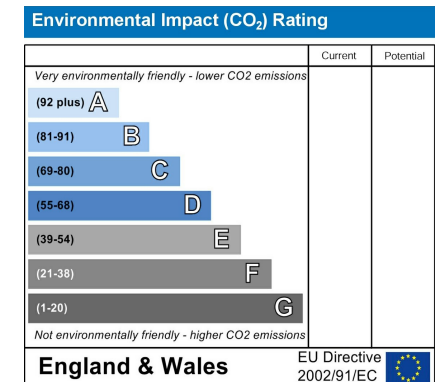
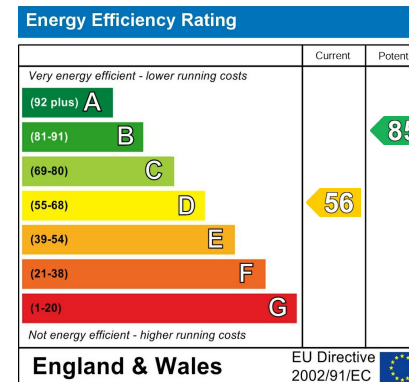
Externally, there is a pleasant paved communal yard.

TENURE

The vendor has advised that the property is Leasehold. We believe the term to be 970 years from 3 August 1831.

We also believe the property to be council tax band A.

We would advise any prospective 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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