





# 12 St. Edwards Close, Macclesfield, SK11 7QU

Located within a desirable location within only a few minutes walk from Macclesfield town centre and the train station. Well presented throughout, this delightful two bedroom mid mews property will appeal to a number of buyers and as such an early viewing will be essential. The accommodation in brief comprises; entrance vestibule, stylish kitchen, pleasant living room decorated in neutral colours and a lean to room with access to the garden. To the first floor are two bedrooms and a shower room. Gas fired central heating via a Worcester boiler and double glazed windows provide a warm and comfortable home in which to live. The rear garden is fenced and enclosed with various flower beds that offer an array of attractive plants, flowers and shrubs. To the front is residents and visitors parking.

## £197,000

### 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 in a Southerly direction along the Silk Road, continue into Mill Lane and then Cross Street, upon which take the next right onto Byron

Street, just before the traffic lights at the junction with London Road. Take the next left onto High Street and left onto White Street. Residents and visitor parking will be found in the second car park on the left.

#### Entrance Vestibule

Built in cloaks storage cupboard. Radiator.

#### Stylish Kitchen

12'8 x 6'6

Fitted with a range of high gloss handleless base units with butcher block work surfaces over and matching wall-mounted cupboards. Inset stainless steel circular sink unit with mixer tap. Four ring electric hob with extractor hood over. Built in oven with microwave oven above. Integrated washing machine, slimline dishwasher and fridge/freezer all with matching cupboard fronts. Double glazed window to the front aspect.

#### Living Room

15'5 x 12'8

Decorated in neutral colours. Radiator. Stairs to first floor. Double glazed sliding patio doors to the lean to.

### Lean To

12'6 x 8'0

Decked floor. Access to the garden

### Stairs To The First Floor

Access to the loft space.

### Bedroom One

12'8 x 11'5

Double bedroom with double glazed window to the rear aspect. Radiator.

### Bedroom Two

9'10 x 6'7

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

### Shower Room

Fitted with a stylish suite comprising; shower cubicle, push button low level WC and table top wash hand basin with built in drawers below and additional built in storage unit. Tiled floor. Chrome ladder style radiator. Skylight window.

### Outside

To the front there is a built in storage unit housing a recently fitted Worcester boiler.

### Garden

The rear garden is fenced and enclosed with various flower beds that offer an array of attractive plants, flowers and shrubs. To the front is residents and visitors parking.

### Parking

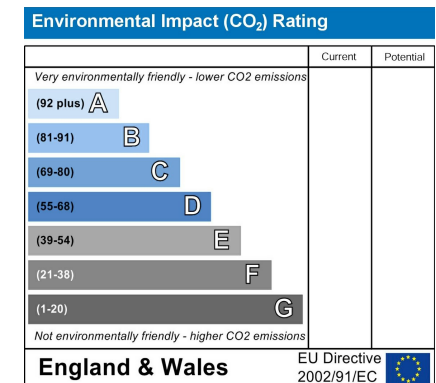
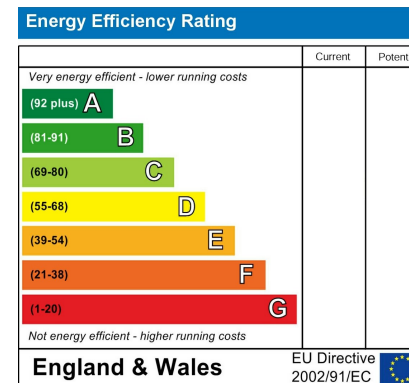
To the front is residents and visitors parking, with one allocated space for the resident.

### Tenure

We are advised by the vendor that the property is Freehold.

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

We would recommend any prospective buyer to confirm these details with their legal representative.

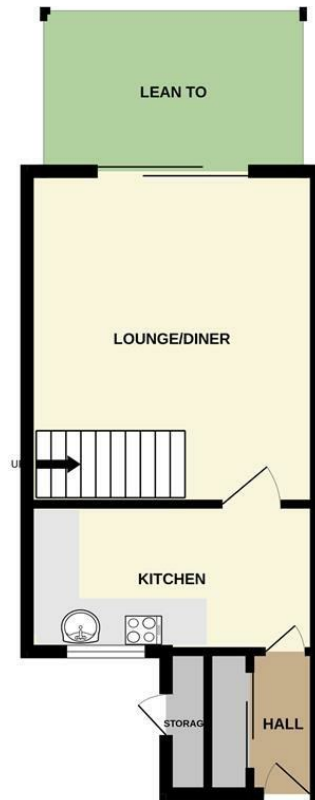








GROUND FLOOR



1ST FLOOR



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