



# 33 Pool Street, Macclesfield, Cheshire, SK11 7NX

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £160,000 + Reservation Fee . \*\* NO ONWARD CHAIN \*\* This deceptively spacious three bedroom end terraced property within a short walk of an array of shops, bars and restaurants as well as the town centre and its excellent public transport facilities such as the train station and local bus service. The accommodation is decorated in neutral colours and in brief comprises; entrance porch/hall, dining room, living room, study and kitchen. To the first floor there are three well proportioned bedrooms (master with en-suite shower room) and family bathroom. To the side there is off road parking whilst to the rear is a communal courtyard. PREVIOUSLY LET OUT FOR £950PCM - EXPECTED CURRENT RENTAL VALUE £1000PCM.

## £160,000

### 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 the Silk Road in a southerly direction continue through the traffic lights into Mill Lane and turn immediately left onto Windmill Street and first right onto Pool Street the property can be found on the right hand side.

#### Entrance Vestibule

#### Dining Room

9'7" x 8'1"

Laminate wood flooring. Window to the front aspect. Stairs to first floor landing. Radiator.

#### Kitchen

7'8" x 7'8"

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Inset stainless steel sink unit with mixer tap and drainer. Four ring gas hob with stainless steel extractor hood over and oven below. Space for a washing machine, tumble dryer and fridge. Wall mounted boiler. Laminate wood flooring. Door to the rear courtyard.

#### Living Room

11'0" x 9'7"

Decorated in neutral colours with two windows to the front aspect. Radiator.

#### Study

8'1" x 7'8"

Window to the rear aspect. Under stairs storage cupboard. Radiator. Door to rear courtyard.

#### Stairs To First Floor Landing

Access to the loft space.

#### Bedroom One

11'2" x 9'7"

Double bedroom featuring exposed beam. Window to the front aspect. Radiator.

#### En-Suite Shower Room

Fitted with a shower cubicle, low level WC and pedestal wash basin. Exposed beam. Radiator.

#### Bedroom Two

11'3" x 8'2"

Double bedroom featuring exposed beam. Window to the rear aspect. Radiator.

### Bedroom Three

9'6" x 7'10"

Good size third bedroom featuring exposed beam. Window to the front aspect. Radiator.

### Bathroom

Fitted with a white suite comprising; panelled bath, low level WC and pedestal wash basin. Part tiled walls. Built in airing cupboard. Exposed beam. Radiator. Window to the rear aspect.

### Outside

#### Car Port

A car port to the side provides off road parking.

#### Garage/Store

Up and over door.

#### Communal Yard

Pleasant communal courtyard.

### Tenure

We are advised by our vendor that the property is Leasehold.

We also believe that the property is council tax band C.

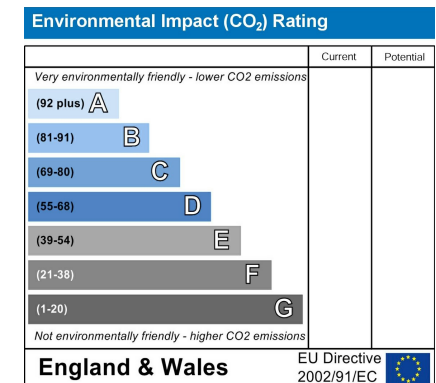
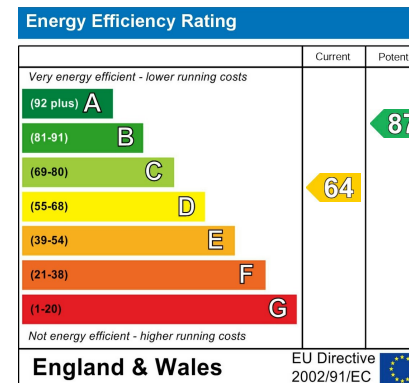
We would advise any prospective buyer to confirm these details with their legal representative.

### Auctioneer Comments

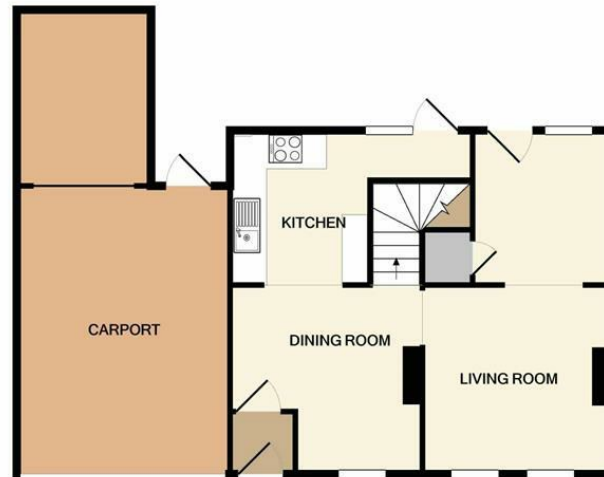
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### Referral Arrangement

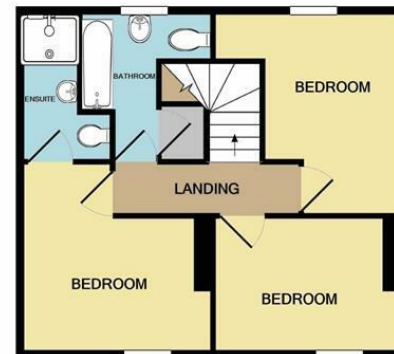
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GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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