



# 40 Eastgate, Macclesfield, SK10 1GD

**\*\* NO ONWARD CHAIN \*\*** Located within a most desirable and sought after area close to Macclesfield canal and countryside, within walking distance of the local amenities and just a short distance of the town centre and excellent public transport links is this stylish two double bedroom mews. In brief the property comprises; entrance vestibule, living room, downstairs WC and breakfast kitchen. To the first floor there are two double bedrooms and a bathroom fitted with a white suite and separate walk in shower. A driveway to the front provides off road park, whilst to the rear is a pleasant garden with a stone patio area providing an excellent area to sit and relax with friends and family.

## £225,000

### 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 Buxton Road, after passing Arighi Bianchi turn left onto York Street and first left onto Eastgate, where the property will be found situated on the right.

#### Entrance Vestibule

Double glazed window to the side aspect. Radiator.

#### Living Room

13'10 x 12'0

Pleasant living room with double glazed window to the front aspect. Ceiling coving. Stairs to first floor landing. Radiator.

#### Downstairs WC

Push button low level WC and wash hand basin with tiled splashback. Tiled floor. Radiator.

#### Breakfast Kitchen

13'10 x 8'8

Fitted with a range of floor units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Complementary wall tiling. Four ring gas hob with extractor hood above. Built in oven. Space for a washing machine and upright fridge freezer. Wall mounted boiler. Space for a small table and chairs. Double glazed window to rear. Door to the garden.

### Stairs To The First Floor Landing

Access to the loft space. Radiator.

### Bedroom One

13'10 x 9'1

Double bedroom with built in storage cupboard. Two double glazed windows to the rear aspect. Radiator.

### Bedroom Two

11'7 x 8'0

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

### Bathroom

Fitted with a white suite comprising panelled bath, separate shower cubicle, push button low level WC and pedestal wash hand basin. Part tiled walls. Double glazed window to the front aspect. Chrome ladder style radiator.

### Outside

### Driveway

A driveway to the front provides off road parking.

### Garden

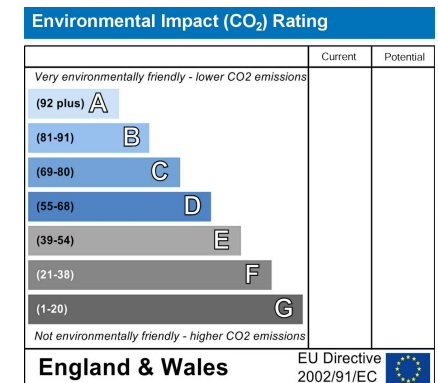
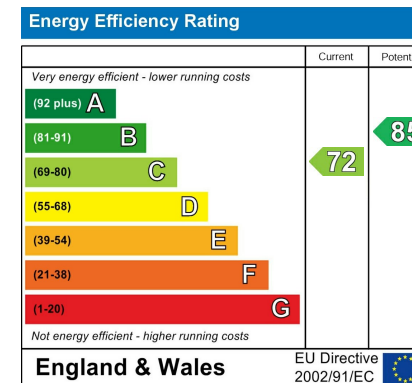
A pleasant garden with a stone patio area providing an excellent area to sit and relax with friends and family.

### Tenure

The vendor has advised us that the property is Freehold.

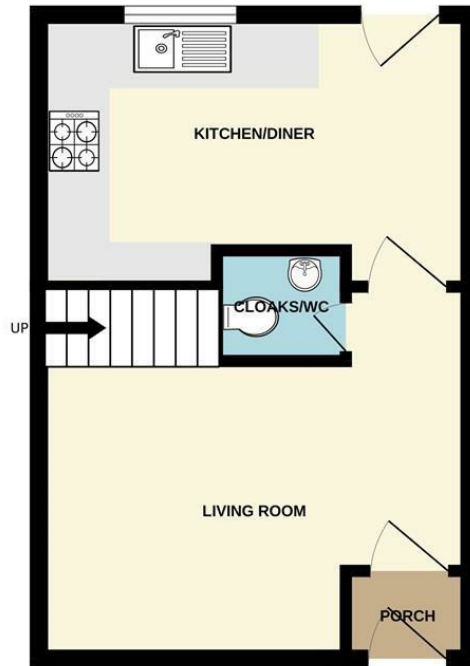
The vendor has also advised us that the property is council tax band C.

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





GROUND FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



1ST FLOOR  
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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