

  
**GASCOIGNE  
HALMAN**  
**FOR SALE**  
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MACCLESFIELD 01625 511287





# 5 Great Queen Street, MACCLESFIELD, Cheshire, SK11 6EZ

**\*\* NO ONWARD CHAIN \*\*** A deceptively spacious terraced property conveniently located within walking distance of the Chestergate shops, the Picturedrome, town centre and its excellent public transport links. The property in brief comprises; living room, dining room, kitchen and a good size useable cellar. To the first floor are two double bedrooms and a bathroom. Externally, To the rear is a small courtyard with a gate leading out to a pleasant communal courtyard.

## £179,950

### 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

Leaving Macclesfield in a Westerly direction along King Edward Street, continue through the traffic lights onto Chester Road. Taking the second

turning on the left onto Great Queen Street, the property can be found on the left hand side.

#### Living Room

13'8 x 12'0"

Featuring a coal effect gas living flame fire with an brick surround. Double glazed window to the front aspect. Radiator.

#### Dining Room

12'2" x 11'5"

Good size dining room with double glazed window to the rear aspect. Radiator. Door through to the kitchen.

#### Kitchen

12'0" x 5'0"

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Stainless steel sink basin with mixer tap and drainer. Inset four ring gas hob with built in oven below and extractor hood over. Space for an upright fridge freezer and washing machine. Recess ceiling spotlights. Tiled floor. Double glazed window the the side and rear aspect. Radiator.

#### Stairs To First Floor Landing

### Bedroom One

12'0 x 9'8

Double bedroom with double glazed window to the rear aspect. Built in cupboard housing a Vaillant boiler. Radiator.

### Bedroom Two

13'0 x 8'7

Double bedroom with double glazed window to the front aspect. Built in storage cupboard. Radiator.

### Bathroom

Fitted with a white suite comprising; panelled bath with shower above, push button low level W.C and pedestal wash basin.

### Cellar

11'2 x 10'7

Stairs lead down to a useful cellar with good head height. Power and lighting. Radiator.

### Outside

### Courtyard/Communal Courtyard

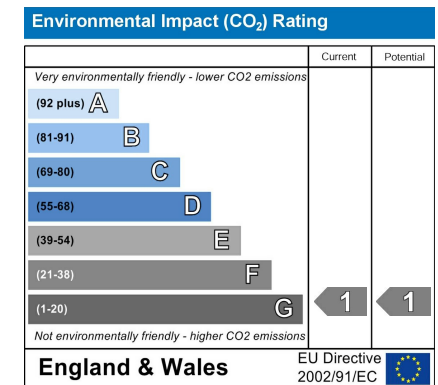
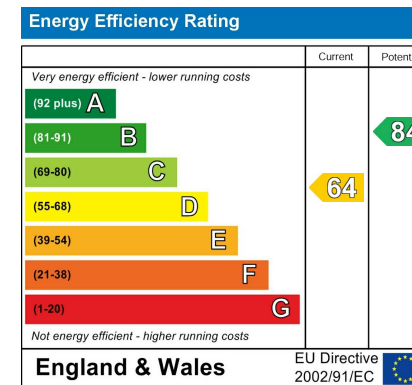
To the rear is a small courtyard with a gate leading out to a pleasant communal courtyard.

### Tenure

The vendor has advised that the property is Freehold.

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

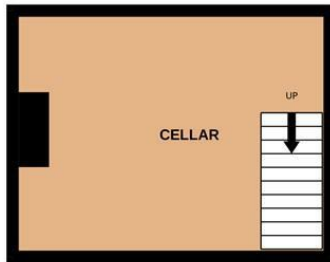
We would advise any prospective buyer to confirm these details with their legal representative.







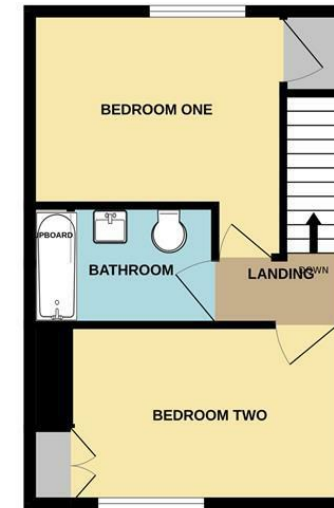
BASEMENT



GROUND FLOOR



1ST FLOOR



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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