



34 High Street, Macclesfield, SK11 8BU

An appealing larger than average period property located in a convenient area within easy reach of local shops as well as the town centre and it's excellent transport links. The interior design is a subtle combination of the traditional and the contemporary and for those who appreciate that compromise in style really should direct their attention to this property. Set back from the road behind a small garden this two bedroom property comprises in brief; entrance hallway, living room, dining kitchen, utility room and cellar. To the first floor are two bedrooms and a stylish shower room. Externally, to the rear is a pleasant communal courtyard.

£215,000

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 Park Lane, take the second turning on the left hand side onto Peel Street. Take the left on Chapel Street and left onto James Street. Take the next right onto St Georges Place and left onto High Street where the property will be found on the right hand side. The property is located on the left hand side.

Entrance Hallway

High ceilings. Laminate floor. Staircase to first floor landing. Radiator.

Living Room

13'0 x 11'0

Spacious reception room decorated in neutral colours and features an attractive fireplace and surround. High ceilings. Dado rails. Ceiling coving. Ceiling rose. Laminate floor. Sash window to the front aspect. Radiator.

Dining Kitchen

12'7 x 11'3

Fitted with a range of base units with butcher block work surfaces over and matching wall mounted cupboards. One and a quarter bowl sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over. Built in double oven. Integrated washing machine and fridge/freezer all with matching cupboard fronts. Laminate floor. Double glazed window to the rear aspect. Radiator.

Utility Room

6'4 x 5'3

Space for a washing machine and tumble dryer. Wall mounted boiler. Double glazed window to the rear aspect. Door to the communal courtyard.

Cellars

Chamber One

11'7 x 11'0

Excellent head height. Window to the front aspect.

Chamber Two

12'0 x 11'0

Excellent head height. Window to the rear aspect.

Stairs To The First Floor

Access to the loft space. Large storage cupboard. Window to the rear aspect.

Bedroom One

14'5 x 13'0

Spacious double bedroom commanding the full width of the property with a sash window to the front aspect. Picture rails. Radiator.

Bedroom Two

8'6 x 6'10

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

Stylish Shower Room

Fitted with a stylish suite comprising; large walk in shower, push button low level WC with concealed cistern and vanity wash hand basin with mixer tap. Tiled walls. Ladder style radiator.

Outside

Communal Garden

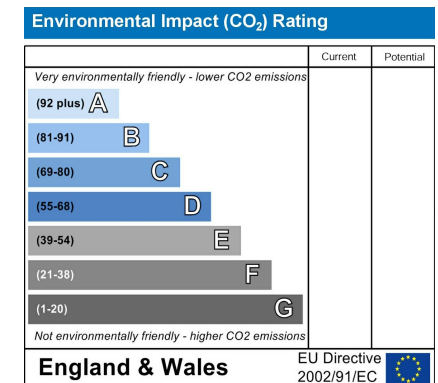
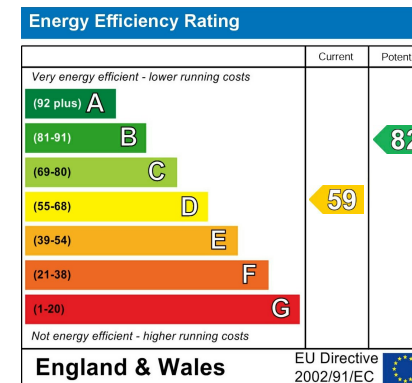
To the rear is a pleasant and well maintained communal courtyard.

Tenure

The vendor has advised us that the property is Freehold.

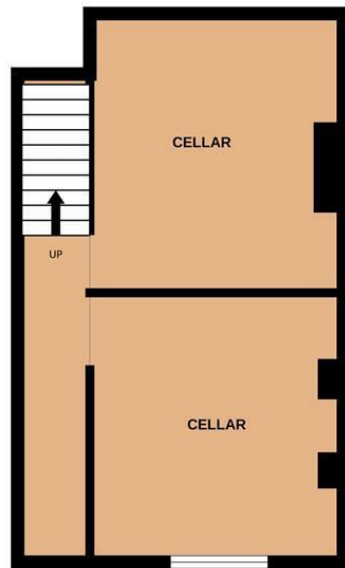
The vendor has also advised us that the property is council tax band B.

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





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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