



# 11 Broken Cross, Macclesfield, Cheshire, SK11 8TU

This delightful weavers cottage is situated in the ever popular Broken Cross area, a prime residential area given its abundance of established properties. Apart from the obvious attributes of this property, convenience also features given the proximity of the excellent array of local shops at "Broken Cross", sought after schools, leisure centre and the bus service being only a short stroll away, providing public transport to the town centre and of course the surrounding areas. In brief the accommodation comprises; living room featuring an open grate fireplace within chimney breast, square archway through to the dining room and kitchen with door opening out to the garden. To the first floor there is a double bedroom and family bathroom. The second floor offers a fabulous size master bedroom (currently used as a sitting room) featuring exposed beams and log burning stove. To the front is small paved garden with a dwarf wall and gate. To the rear is a pleasant elevated garden with various shrubs and hedging to the borders. Steps up to a paved patio to sit and relax with friends and family.

## £260,000

### 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 Chester Road (A537) continue over the roundabout at the junction with The Regency Hospital, continue over the roundabout at Ivy Lane and the entrance to "The Villas" development. The property will be found after the local convenience store on the right hand side.

#### Living Room

11'8 x 11'6

Elegantly presented living room featuring an open grate fireplace set within the chimney breast and attractive wooden flooring. Exposed beams. Double glazed bay window to the front aspect. Radiator. Square archway opening to the dining room.

#### Dining Area

10'10 x 8'7

Fitted with a range of base units with work surface over. Integrated fridge freezer. Space for a dining table and chairs. Wooden flooring. Under stairs storage cupboard. Stairs to first floor landing. Radiator.

#### Kitchen

10'2 x 6'0

Fitted with a range of base units with work surfaces over and matching wall mounted units. Tiled splash backs. Inset Belfast style sink unit with mixer tap and drainer. Space for a cooker and washing machine. Recessed ceiling spotlights. Skylight window. Double glazed window to the rear aspect and door to the side.

#### Stairs To First Floor Landing

Stairs to the second floor.

### Bedroom Two

13'5 x 11'10

Double bedroom with two double glazed window to the front aspect. Fitted wardrobe. Latch lock door. Radiator.

### Bathroom

11'0 x 8'4

Fitted with a white suite comprising; tiled panelled bath with shower fitting over and screen to the side, low level WC and pedestal wash basin. Tiled floor. Part tiled walls. Latch lock door. Recessed ceiling spotlights. Built in airing cupboard. Double glazed window to the rear aspect. Radiator.

### Master Bedroom/Sitting Room

23'0 x 14'2

Spacious dual aspect room (currently used as a sitting room). Feature log burning stove. Double glazed windows to the front and rear aspects. Built in cupboard housing the Worcester boiler. Exposed beams. Access to the loft space. Recessed ceiling spotlights. Two radiators.

### Outside

#### Garden

To the rear is a pleasant elevated garden with various shrubs and hedging to the borders. Steps lead up to a paved patio with ample space for garden furniture. Fencing to the perimeter. Courtesy gate to the side allowing access to the front.

### Agent Notes

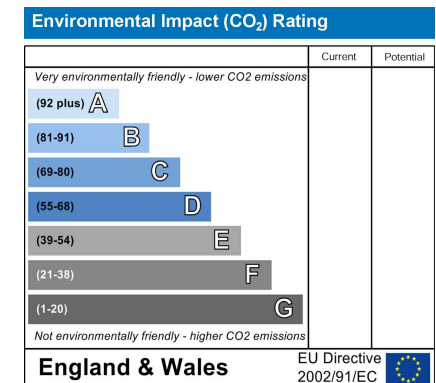
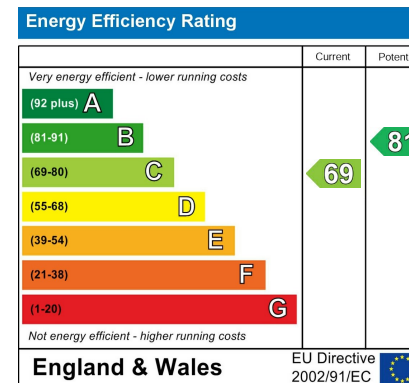
The vendor has advised us that the property has recently been improved with internal wall and loft insulation and a brand new Worcester Bosch boiler has been installed, to improve the energy efficiency of this period property.

### Tenure

The vendor has advised that the property is Freehold.

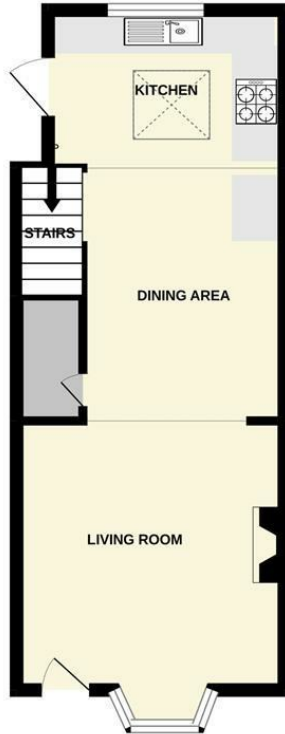
We also believe that the council tax band is C.

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

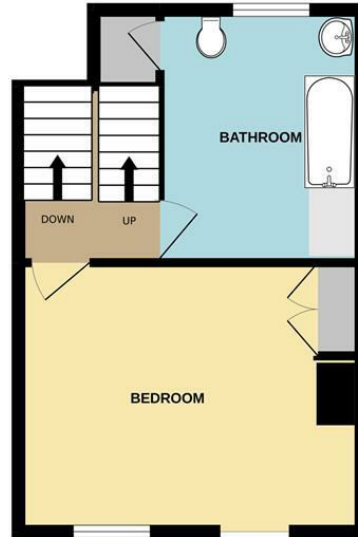




GROUND FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



FIRST FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



SECOND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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