



116





# 116 Black Road, Macclesfield, Cheshire, SK11 7BZ

AVAILABLE MID OCTOBER FURNISHED - VIEWING ESSENTIAL

This extremely attractive one bedroom cottage is located on this highly regarded road on the outskirts of Macclesfield. Within walking distance of the town centre and with a local park and Macclesfield canal on the doorstep this cottage is sure to be a popular choice for the single professional or couple. Well-presented throughout and fitted with double glazed windows and gas central heating this super property makes a warm and comfortable home in which to live.

Living room and modern fitted kitchen with electric hob and oven, fridge freezer and washing machine.

To the first floor there is a double bedroom and shower room fitted with a white suite.

Externally, there is a small pleasant and private low maintenance courtyard as well as a communal courtyard.

Contact Macclesfield 01625 502222 £775.00pcm

COUNCIL TAX A

EPC C

## £775 PCM

### Viewing arrangements

Viewing strictly by appointment through the agent

84-86 Waters Green, Macclesfield, SK11 6LH 01625 502222

### 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

Proceed out of Macclesfield along Buxton Road and proceed over the canal bridge and take the second right onto Black Road, the property will be found on the left hand side, just after Brookfield Lane.

### Living Room

11'10 x 11'10

Inset electric fire within chimney breast. Double glazed window to the front aspect. Door to kitchen. Stairs to the first floor. Radiator.

### Kitchen

11'10 x 6'3

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl stainless steel sink unit with drainer and mixer tap. Tiled splash backs. Four

ring electric hob with extractor hood over and oven below. Space for a washing machine and fridge/freezer. Double glazed window and door to the rear aspect. Chrome ladder style radiator.

### Stairs To First Floor

Built in storage cupboard housing a Vaillant boiler. Window to the rear aspect.

### Bedroom

11'9 x 11'9

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

### Shower Room

Fitted with a white suite comprising; walk in shower cubicle, push button low level WC and contemporary wash hand basin with mixer tap. Chrome ladder style radiator. Double glazed window to the rear aspect.

### Outside

### Courtyard

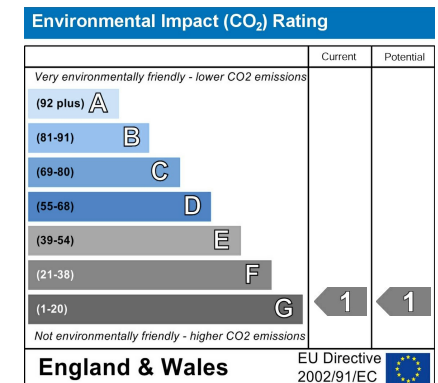
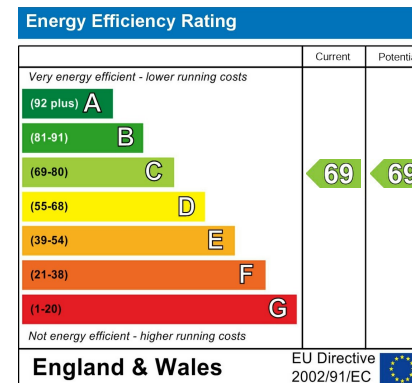
To the rear is a small pleasant private courtyard as well as a communal courtyard.

### Tenure

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

Council Tax Band A.

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

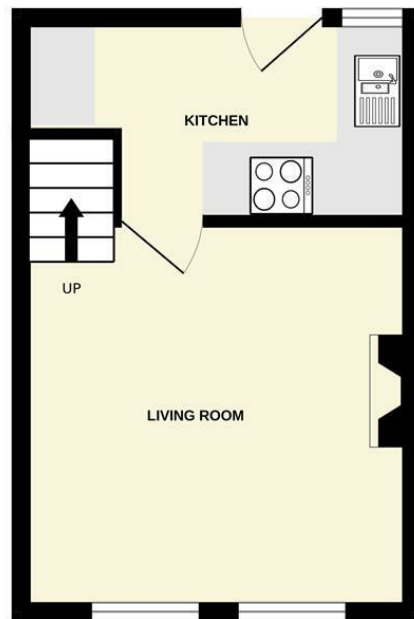




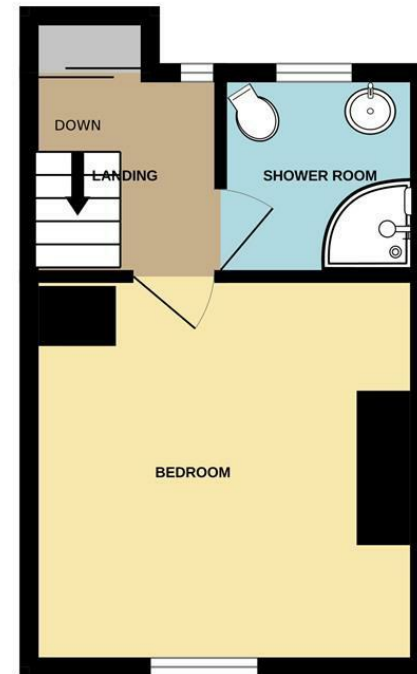




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2023



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

84-86 Waters Green, Macclesfield, SK11 6LH

01625 502222

macc@jordandfishwick.co.uk  
www.jordandfishwick.co.uk

