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96 GREAT KING STREET MACCLESFIELD SK11 6PW

£400,000

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A deceptively spacious mid terraced property conveniently located within walking distance of the Chestergate shops, the Picturedrome, town centre and its excellent public transport links. This particular family home is set back from the road behind a small front garden and offers a fabulous blend of a bygone era along side modern day comforts. An elegant interior design provides a truly lovely home, still retaining much of the character typical of the era in which it was built in the form of wooden floorboards, deep skirting boards, high ceilings with cornice and ceiling roses. More modern conveniences such as gas fired central heating provides a warm and comfortable home in which to live. In brief the property comprises; vestibule, stunning entrance hall, living room featuring a log burning stove and bi-folding doors opening to the spacious dining room and a stylish breakfast kitchen. Stone steps leads down to the lower floor where the cellars have been converted into a sitting room and utility. To the first floor there is a split level landing with two double bedrooms and a single bedroom serviced by a stylish family bathroom fitted with a claw foot bath and separate walk in shower cubicle as well as an additional separate WC. Stairs lead up from the main landing to a converted loft room (currently used as a bedroom). The fabulous Southerly facing rear garden is a real feature and of a good size with a decked patio area to sit and relax with friends and family enjoying open views of mature trees, rooftops and hills beyond. Steps lead down to an additional garden laid to a stone and decked patio with fencing and brick wall to the borders.

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 third turning on the left onto Langford Street and turning left at the end onto Great King Street, the property can be found on the right hand side.

Vestibule

Inset mat. Door to the hallway.

Entrance Hallway

Stunning entrance hallway with high cornice ceilings and deep skirting boards. Corbel. Dado rails. Two radiators. Attractive Staircase to the first floor landing.

Living room

150 x 118
Spacious reception room decorated in neutral colours and features a log burning stove and surround. Built in cupboards and shelving to either side of the chimney breast. Attractive wooden floorboards. Deep skirting boards. Cornice ceiling. Ceiling rose. Picture rails. Sash window to the front aspect. Radiator. Double bi-folding doors to the dining room.

Dining Room

142 x 100
Excellent size dining room with high cornice ceilings. Ceiling rose. Picture rails. Wooden floorboards. Double glazed window to the rear aspect. Radiator.

Stylish Breakfast Kitchen

130 x 110
Fitted with a stylish range of base units with work surfaces over. Tiled returns. Ceramic style sink unit with mixer tap and drainer. Integrated dishwasher with matching cupboard front. Space for a range cooker and fridge/freezer. Breakfast bar with stool recess. Radiator. Double glazed window to the rear and door to the side aspect.

Stairs Down To The Basement

Stone steps to the basement rooms.

Sitting Room

126 x 96
Fitted with a range of storage cupboards. Power and lighting. Double glazed window to the front aspect.

Utility

10'0 x 4'0
Space for a washing machine. Built in storage cupboard.

Stairs To The First Floor Landing

Split level landing. Stairs to the loft room. Built in airing cupboard. Ceiling coving. Dado rails.

Master Bedroom

150 x 136
Spacious double bedroom with feature fireplace. High cornice ceiling. Deep skirting boards. Wooden floorboards. Double glazed window to the rear aspect. Radiator.

Bedroom Two

146 x 136
Double bedroom with sash window to the front aspect. Feature open grate fireplace. Laminate floor. Deep skirting boards. Ceiling rose. Radiator.

Bedroom Three

10'8 x 6'6
Single bedroom with sash window to the front aspect. Cornice ceiling. Radiator.

Family Bathroom

110 x 63
Fitted with a white suite comprising; free standing claw foot roll top bath with chrome telephone style shower attachment off the taps, separate shower enclosure with mixer shower, low level WC and pedestal wash basin. Part tiled walls. Tiled floor. Contemporary radiator. Double glazed window to the rear aspect.

Separate WC

Low level WC and pedestal wash hand basin. Part tiled walls. Tiled floor. Radiator.

Stairs To The Loft Room

Velux window. Latch lock door to the loft room. Restricted head height.

Loft Room

18'0 x 10'8
Versatile room currently used as a bedroom with a Velux window allowing ample light to flood in. Storage into the eaves. Radiator. Restricted head height.

Outside

Southerly Facing Garden

The fabulous Southerly facing rear garden is a real feature and of a good size with a decked patio area to sit and relax with friends and family enjoying open views of mature trees, rooftops and hills beyond. Steps lead down to an additional garden laid to a stone and decked patio with fencing and brick wall to the borders. Built in storage under the raised decked patio.

Tenure

The vendor has advised us that the property is Leasehold. We believe the lease to be 999 years from 25 March 1853. 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.



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	