



67 James Street, Macclesfield, Cheshire, SK11 8BW

Asking Price £220,000

- An attractive two bedroom mid terraced property
- Spacious landing, two bedrooms and a fitted bathroom with a white suite
- Living room opening to dining room, attractive fitted kitchen
- A larger than average garden found to the rear with a stone patio, a handy store and a further good sized raised patio area

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Nestled on a quiet, sought-after residential street in the popular Park Lane area, this attractive mid-terraced property offers a fantastic opportunity for both homeowners and investors. Beautifully presented throughout, the home blends original period features with tasteful modern updates, creating a warm and inviting atmosphere.

Inside, you'll find elegant sash windows, Victorian-style radiators, and a striking cast iron fireplace that add charm and character. The ground floor flows seamlessly from a cosy living room into a generous dining area, leading to a stylish, well-equipped kitchen with ample storage and workspace.

Upstairs, a spacious landing connects two light-filled, well-proportioned bedrooms and a classic family bathroom with a white suite and shower over bath.

A key highlight is the surprisingly generous rear garden, a rare find for this type of property. It includes a stone-paved patio ideal for outdoor dining, a raised seating area, an outdoor store, and gated access on both sides, with one gate leading directly to a nearby passageway for easy access to the main road.

Ideally located close to amenities, schools, transport links, and green spaces, this home suits professionals, young families, or those looking to downsize.



Council Tax Band: A



Living Room

12'4" x 10'11"

Timber panel door through to the lounge having a sash window to front, decorative cast iron fireplace, laminate flooring, radiator.

Dining Room

12'6" x 9'6"

Double glazed door to rear yard and garden area, laminate flooring, radiator, storage cupboard, stairs to the first floor landing with an additional storage cupboard beneath.

Kitchen

7'5" x 6'2"

Fitted with a modern range of wall, base and drawer units, contrasting work surfaces, single drainer sink unit, electric oven, gas hob, extractor, plumbing point for a washing machine, tiled flooring, gas central heating boiler, double glazed window to rear.

Landing

Spacious landing area, access to loft, radiator.

Bedroom One

12'4" x 10'11"

Sash window to front, built in wardrobes, radiator.

Bedroom Two

12'7" x 6'11"

Double glazed window, radiator, laminate floor.

Bathroom

Tile panel bath with mains shower over, WC and vanity wash hand basin, part tiled walls, radiator, double glazed window.

Outside

To rear there is a small yard area and steps rising to the formal paved patio garden with retained borders and storage shed.



Directions

From our office turn right opposite the train station onto Sunderland Street. Proceed through the traffic lights and over the roundabout onto Park Lane. Take the second turning on the left into Peel Street and the second turning on the left into Chapel Street. Next turn right onto James Street and the property can be found on the right hand side.

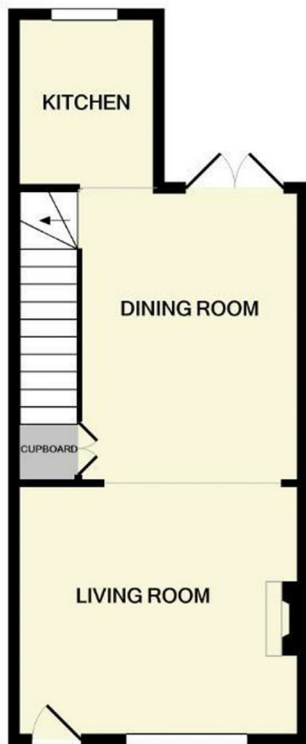
Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

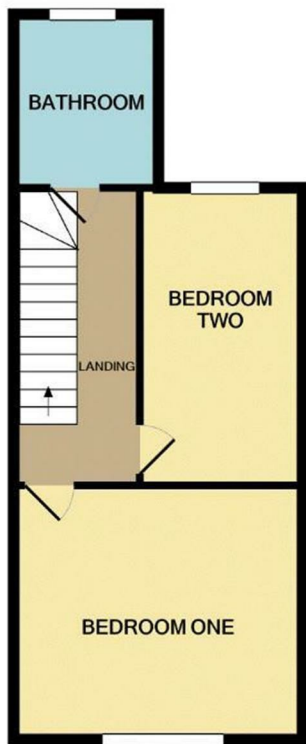
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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