



jordan fishwick

46 New Hall Street, Macclesfield, SK10 3AA

Located in a quiet and pleasant cul-de-sac, within close walking distance of the town centre, West Park and excellent 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. The elegant interior design retains much of the character typical of the era in which it was built in the form of a Minton tiled floor, fireplaces, deep skirting boards and high ceilings with cornice. These features combined with modern conveniences, such as gas fired central heating via a Vaillant boiler and double glazed windows, provide a warm and comfortable home in which to live. In brief the property comprises; entrance hall, living room featuring a fireplace with attractive tiled inserts and hearth, spacious dining room with French doors opening to the conservatory, stylish breakfast kitchen, downstairs WC and cellar. To the first floor there is ample space on the landing for a study area (originally bedroom three) and access to two spacious bedrooms and family bathroom. Stairs lead up from the main landing to a converted loft room. The fabulous Southerly facing rear garden is the real feature and of a good size with a stone flagged patio areas to sit and relax with friends and enjoy the setting. Various flowerbeds and shrubs to the borders. Step up through a rose archway to a secluded lawned garden with various shrubs fencing and brick walling to the borders.

£340,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

New Hall Street is situated in a highly convenient location just a short stroll from the town and comprises a pleasant mixture of mainly older style properties. 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.

Direction

Proceed out of Macclesfield along the Silk Road and at the Tesco's roundabout turn left onto Hibel Road, turn right at the traffic lights onto Beech Lane, taking the first left onto Coare Street, second right onto Pownall Street and left onto New Hall Street. The property can be found on the left hand side.

Entrance Hallway

Attractive wooden floorboards. Dado rail. High cornice ceilings and deep skirting boards. Radiator. Stairs to the first floor landing.

Living Room

12'0 x 10'5

Decorated in neutral colours and featuring a fireplace with attractive tiled inserts and hearth. High cornice ceiling. Deep skirting boards. Ceiling rose. Dado rails. Double glazed sash window to the front aspect. Radiator.

Dining Room

13'0 x 11'0

Original Minton tiled flooring. Feature fireplace with attractive tiled inserts and hearth. High ceiling. Deep skirting boards. Dado rails. Ample space for a dining table and chairs. Double glazed French doors to the garden. Radiator.

Conservatory

7'0 x 6'8

A lovely space to sit and relax over looking the garden. Double glazed windows and door to the garden.

Kitchen

17'0 x 6'6

Fitted with a stylish range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Space for a Range cooker with extractor hood over. Integrated fridge/freezer and dishwasher all with matching cupboard fronts. Tiled floor. Two double glazed windows to the side aspect. Door to the garden.

Downstairs WC

Push button low level WC and wash hand basin. Wall mounted Vaillant boiler. Tiled floor.

Cellar

Steps down to the cellar.

Stairs To The First Floor

Skylight window. Dado rails. Open to study area. Stairs to the loft space.

Study Area

8'5 x 6'6

Double glazed window to the side aspect. Radiator.

Master Bedroom

14'0 x 12'0

Double bedroom with feature fireplace and attractive tiled inserts. Picture rails. Ceiling coving. Double glazed sash window to the front aspect and additional double glazed window to the front aspect. Radiator.

Bedroom Two

13'6 x 9'0

Double bedroom with feature fireplace and attractive tiled inserts. Double glazed sash window to the rear aspect. Ceiling coving. Dado rails. Radiator.

Family Bathroom

Fitted with a white suite comprising; panelled bath with shower fittings over and screen to the side, low level WC and wash hand basin. Tiled floor. Part tiled walls. Attractive tiled floor. Double glazed sash window to rear aspect and an additional double glazed window to the rear aspect. Recessed ceiling spotlights. Two Radiators.

Steps Up To The Loft Room

Loft Room

11'7 x 10'10

Versatile room currently used as a bedroom with a large Velux window allowing ample light to flood in. Storage into the eaves and additional storage cupboard. Radiator. Restricted head height.

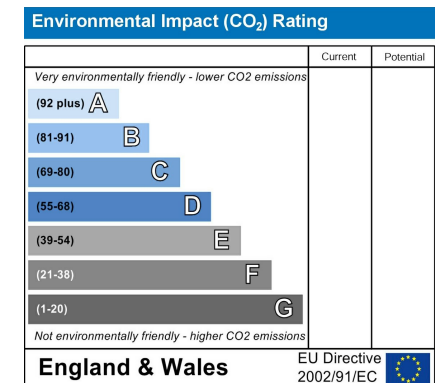
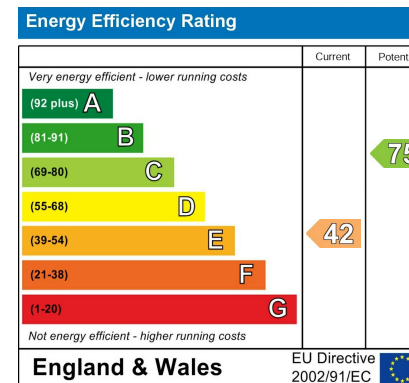
Outside

Southerly Facing Garden

The fabulous Southerly facing rear garden is the real feature and of a good size with a stone flagged patio areas to sit and relax with friends and enjoy the setting. Various flowerbeds and shrubs to the borders. Step up through a rose archway to a secluded lawned garden with various shrubs fencing and brick walling to the borders.

Tenure

The vendor has advised us that the property is Freehold and that the property is council tax band C. We would advise any prospective buyer to confirm these details with their legal representative.







Measurements are approximate. Not to scale. Illustrative purposes only.
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