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104 Byron Street, Macclesfield, Cheshire, SK11 7QA

**** NO ONWARD CHAIN **** A well presented TWO DOUBLE BEDROOM terraced property located in a convenient location within easy reach of excellent schools, local shops as well as the town centre. The accommodation is decorated in neutral colours and is fitted with double glazed windows and gas central heating. In brief the property comprises; open plan living/dining room and kitchen. To the first floor are two spacious double bedrooms and a bathroom. Externally, there is a pleasant fenced and enclosed paved courtyard garden.

£225,000

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 in a Southerly direction along the Silk Road, continue into Mill Lane and then Cross Street, upon which Byron Street can be found on the

right hand side, just before the traffic lights at the junction with London Road. The property will be found towards the end of the road on the right hand side.

Open Plan Living/Dining Room

18'8 x 16'3 max

Dining Area

16'3 x 10'0

Ample space for a dining table and chairs. Double glazed window to the front aspect. Laminate floor. Radiator. Open to the living area.

Living Area

13'2 x 8'8

Laminate floor. Under stairs storage cupboard. Ceiling coving. Radiator. Open to the kitchen.

Kitchen

15'4 x 7'3

Fitted with a 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. Four ring electric hob with extractor hood

over. Built in double Neff oven. Space for a washing machine and dishwasher. Boiler within cupboard. Double glazed window and door to the rear aspect.

Stairs To The First Floor Landing

Access to the loft space.

Bedroom One

17'7 x 15'8 max

Spacious double bedroom with two double glazed windows to the rear aspect. Built in storage cupboard. Recessed ceiling spotlights. Radiator.

Bedroom Two

10'6 x 9'4

Double bedroom with double glazed window to the front aspect.

Bathroom

Fitted with a white suite comprising; p-shaped panelled bath with shower over and curved screen to the side, push button low level WC and pedestal wash hand basin with mixer. Part tiled walls. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the front aspect.

Outside

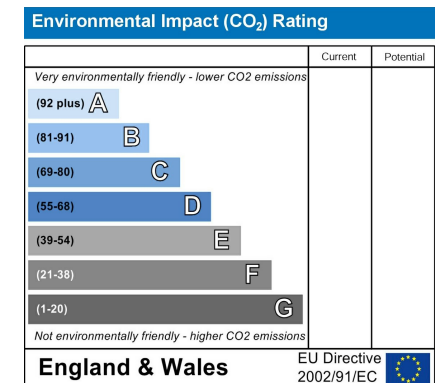
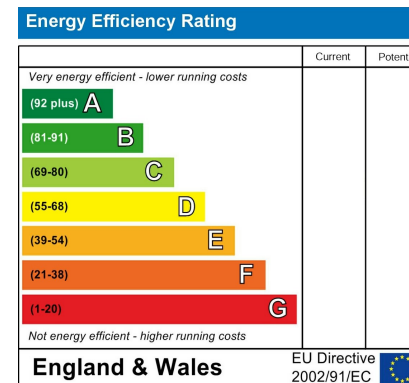
Rear Garden

A pleasant fenced and enclosed paved courtyard garden.

TENURE

The vendor has advised that the property is Freehold and that the council tax band is C.

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





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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