



# 43 James Street, Macclesfield, SK11 8BP

**\*\* NO ONWARD CHAIN \*\*** A well presented two bedroom terraced property located on a sought after Street, convenient to local shops as well as the town centre. The accommodation is decorated in neutral colours and in brief the property comprises; open plan living/dining room, kitchen and cellar. To the first floor are two double bedrooms and a bathroom. Externally, there is a pleasant fenced and enclosed paved courtyard garden.

## £220,000

### 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 along Park Lane, take the second turning on the left hand side onto Peel Street. Take the left on Chapel Street and left onto James Street. The property is located on the left hand side.

#### Open Plan Living/Dining Room

##### Living Room

12'0 x 11'3

Decorated in neutral colours with window to the front aspect. Square archway through to the dining area.

##### Dining Room

11'0 x 9'5

Ample space for a dining table and chairs. Stairs to the first floor. Steps down to the cellar. Radiator.

##### Kitchen

11'6 x 7'10

Fitted kitchen with a range of high gloss base units with work surfaces over and matching wall mounted units. Inset one and a quarter bowl stainless steel sink unit with mixer tap. Four ring electric hob with extractor hood over and oven below. Space for an upright fridge/ freezer and washing machine. Breakfast bar. Inset spotlights. uPVC double glazed French doors opening to the garden. uPVC double glazed window to the rear aspect. Tiled flooring.

### Cellar

8'9 x 5'10

### Stairs To The First Floor Landing

Access to the loft space.

### Bedroom One

12'0 x 11'6

Double bedroom with ample space for king size bed, wardrobes and dressing table. Window to front aspect. Radiator.

### Bedroom Two

11'1 x 8'2

Double bedroom with window to the rear aspect. Radiator.

### Bathroom

Fitted with a white suite comprising; panelled bath with shower over and screen to the side, push button low level WC and pedestal wash hand basin. Chrome ladder style radiator. .

### Outside

### Westerly Facing Garden

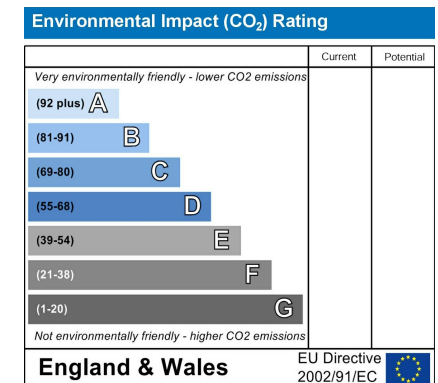
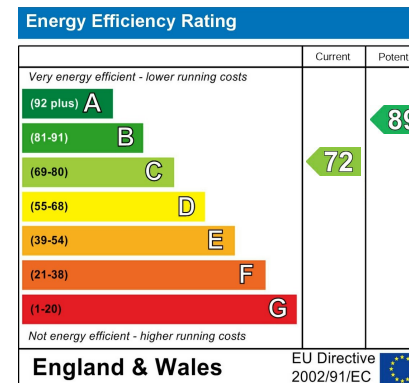
Fenced and enclosed private garden. Courtesy gate to the side.

### Tenure

The vendor has advised us that the property is Freehold.

The vendor has also advised us that the property is council tax band A.

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

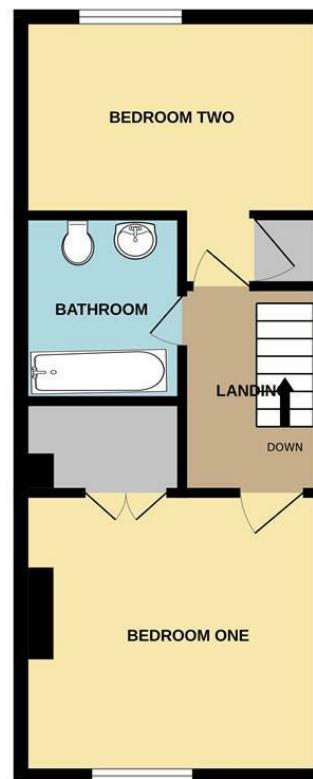




GROUND FLOOR



1ST FLOOR



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