



# 123 Newton Street, Macclesfield, SK11 6RN

Located on a sought after street within close walking distance of the town centre, South Park and excellent transport links. This particular 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 high ceilings and original stripped wooden doors. These features combined with modern conveniences, such as gas fired central heating via a Vaillant boiler to provide a warm and comfortable home in which to live. In brief the property comprises; entrance hall, living room, spacious dining room and kitchen. To the first floor are two spacious bedrooms and bathroom. The fabulous Westerly facing rear garden is the real feature and of a good size with a stone flagged patio to sit and relax with friends and enjoy the setting. Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs to the borders.

## £245,000

### 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, continue to just before the traffic lights and turn right onto Newton Street. The property will be found after a distance on the left hand side.

#### Entrance Hallway

High ceilings. Picture rails. Built in under stairs storage cupboard. Radiator.

#### Living Room

13'0 x 10'0

Well proportioned living room with sash window to the front aspect. High ceiling. Ceiling coving. TV point. Radiator.

#### Dining Room

15'0 x 8'0

Ample space for a dining table and chairs. High ceiling. Ceiling coving. Double glazed window to the rear aspect. Radiator.

#### Kitchen

9'2 x 7'3

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Stainless steel sink unit and drainer. Space for a cooker, washing machine and fridge freezer. Wall mounted Vaillant boiler. Tiled floor. Window to the rear aspect. Door to the garden.

#### Stairs To The First Floor

Two radiators. Picture rail. Large over stairs storage cupboard.

### Bedroom One

14'6 x 12'0

Double bedroom with two sash windows to the front aspect. Ceiling coving. Radiator.

### Bedroom Two

15'0 x 8'0

Double bedroom with double glazed window to the rear aspect. Picture rails. Radiator.

### Bathroom

9'0 x 7'2

Fitted with a cast iron free standing bath, low level WC and pedestal wash hand basin. Part tiled walls. Built in airing cupboard. Double glazed window to the rear aspect. Radiator.

### Outside

#### Westerly Facing Garden

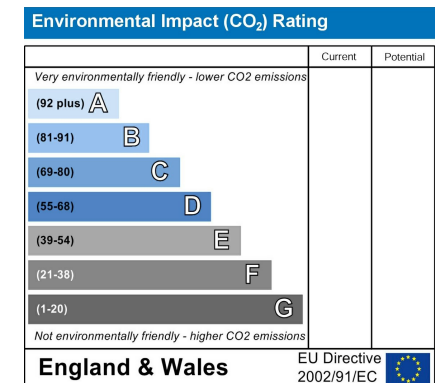
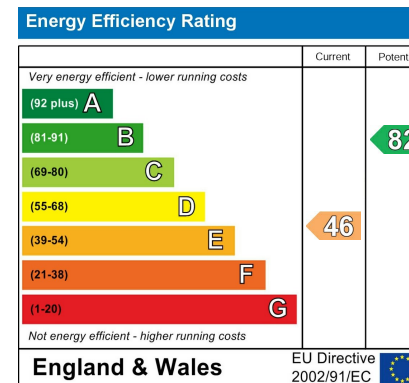
The fabulous Westerly facing rear garden is the real feature and of a good size with a stone flagged patio to sit and relax with friends and enjoy the setting. Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs to the borders.

### Tenure

The vendor has advised us that the property is Leasehold. The lease term is 950 years from 29 September 1922.

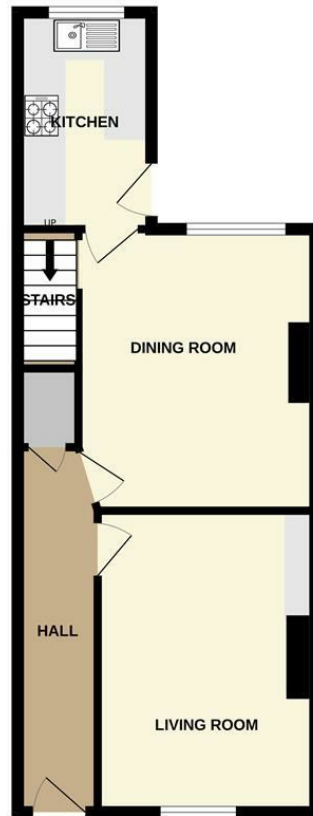
The vendor has also advised us that the property is council tax band B.

We would recommend 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

01625 434000

macclesfield@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

