



September  
Cottage

FOR SALE  
jordan fishwick  
COMMERCIAL REAL ESTATE



# 25 Roe Street, Macclesfield, SK11 6UT

**\*\* NO ONWARD CHAIN \*\*** A well presented two bedroom terraced property situated on one of Macclesfield's popular residential streets, within walking distance to Macclesfield town centre with it's excellent transport links, both via Macclesfield bus and train stations. The property is warmed by gas central heating via a Vaillant boiler and fitted with double glazed windows and in brief comprises; living room, dining room, kitchen and cellar. To the first floor are two well proportioned bedrooms and bathroom. Externally, to the rear is a pleasant enclosed Southerly facing garden.

## £185,000

### 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 Sunderland Street, continue through the traffic lights at Park Green and take the second exit at

the roundabout onto Churchill Way. At the next round about take the second staying on Churchill Way and take the next right onto Roe Street where the property will be found on the right hand side.

#### Living Room

11'0 x 9'10

Decorated in neutral colours with sash window to the front aspect. Radiator.

#### Dining Room

11'3 x 10'2

Open plan to the kitchen. Ample space for a dining table and chairs.

Recessed ceiling spotlights. Stairs to the first floor. Radiator.

#### Kitchen

11'0 x 9'2

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Integrated fridge freezer with matching cupboard fronts. Space for a washing machine machine. Wall mounted Vaillant boiler. Double glazed window and door to the rear aspect.

### Cellar

10'7 x 7'6

Good head height. Lighting.

### Stairs To The First Floor

Access to the loft space.

### Bedroom One

11'3 x 11'0

Double bedroom with double glazed sash window to the front aspect. Radiator

### Bedroom Two

11'3 x 7'5 max

Good size bedroom with double glazed window to the rear aspect. Radiator.

### Bathroom

Fitted with a panelled bath with shower attachment off the taps, push button low level WC and vanity wash hand basin with mixer tap. Built in storage cupboard. Recessed ceiling spotlights. Chrome ladder style radiator.

### Outside

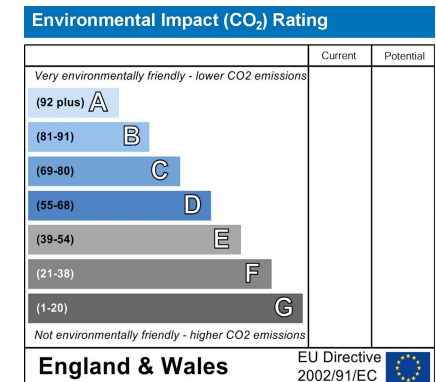
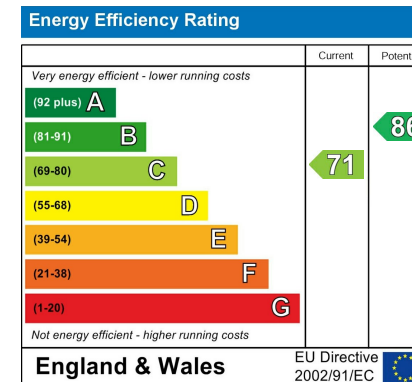
#### Southerly Facing Garden

To the rear is a pleasant enclosed Southerly facing garden.

### Tenure

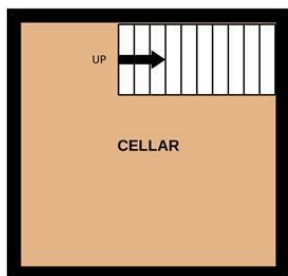
We are informed by the vendor that the property is Freehold and that the council tax band is B.

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

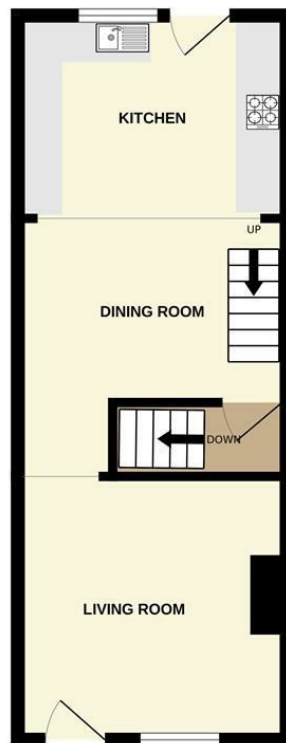




BASEMENT



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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