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# 94 Paradise Street, Macclesfield, SK11 6QP

**\*\* NO ONWARD CHAIN \*\*** A charming two double bedroom cottage property located on a quiet side street but is within easy reach of the town centre with it's excellent transport links, both via Macclesfield bus and train station. The accommodation comprises in brief; living room with feature stone floor, open plan dining kitchen and cellar. To the first floor there are two well proportioned bedrooms (a dressing room/study off bedroom two) and a bathroom fitted with a white suite. Externally, there is a small private courtyard.

## £190,000

### 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, turn right at the first set of traffic lights onto Bond Street. Continue along and take the fourth turning on the right onto

Paradise Street where the property can be found after a short distance on the left hand side.

#### Living Room

12'3 x 11'2

Accessed via a composite front door. Feature stone floor. Double glazed window to the front aspect. Radiator.

#### Dining Room

13'2 x 9'0

Ample space for a dining table and chairs. Laminate floor. Built in floor and wall units. Integrated fridge/freezer, oven and microwave oven. Radiator. Open to the kitchen.

#### Kitchen

8'4 x 7'5

Fitted with a range of base units with work over and matching wall mounted cupboards. Inset stainless steel sink unit with mixer tap and drainer. Vaillant boiler in cupboard. Four ring electric hob. Integrated washing machine and slimline dishwasher with matching cupboard fronts. Laminate floor. Double glazed window and door to the courtyard.

### Cellar

12'0 x 11'5

Steps down to the cellar. Excellent head height.

### Stairs To The First Floor

Access to the loft space.

### Bedroom One

11'3 x 10'7

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

### Bedroom Two

8'8 x 8'2

Good size second bedroom with double glazed window to the rear aspect. Radiator. Door to the dressing room/study.

### Dressing Room/Study

6'5 x 4'2

Double glazed window to the rear aspect. Radiator.

### Bathroom

Fitted with a panelled bath with shower over and screen to the side, low level WC and pedestal wash hand basin. Tiled walls and floor. Recessed ceiling spotlights. Chrome ladder style radiator.

### Outside

#### Small Courtyard

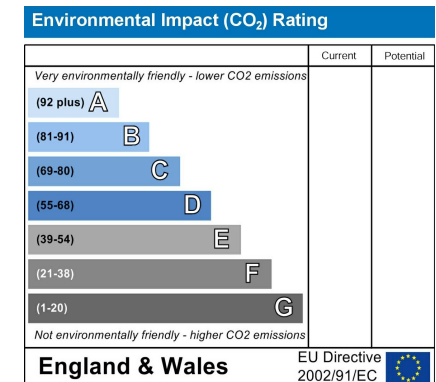
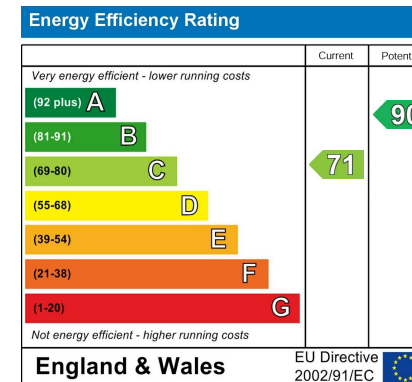
To the rear is a fenced and enclosed private paved courtyard.

### Tenure

The vendor has advised us that the property is Leasehold on a 999 year lease from 22 March 1823.

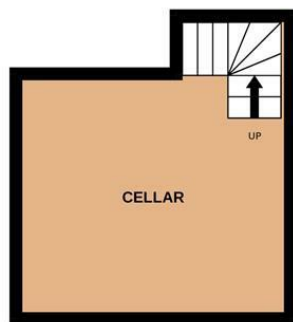
The vendor has also advised us that the property is council tax band B.

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

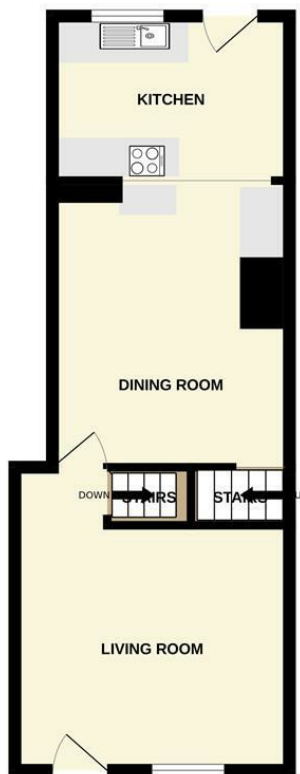




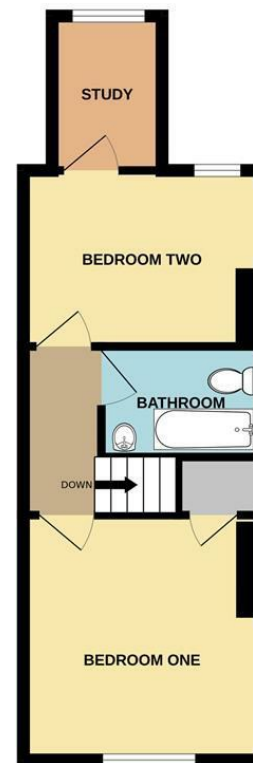
BASEMENT



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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