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28 CATHERINE STREET MACCLESFIELD SK11 6ET

£240,000

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Catherine Street enjoys a convenient location which is just a short stroll from the town centre, all its amenities and excellent public transport facilities. This elegantly presented three storey cottage is quite outstanding and will appeal to a range of purchasers who may be looking for something quite versatile and offers an appealing balance of style, practicality and functionality. In brief the property comprises; entrance hallway, downstairs W.C/utility, modern fitted kitchen opens to the living/dining room with access to the delightful courtyard garden which is fenced and enclosed with a stone flagged patio area is ideal for rattan furniture. Stairs from the hallway lead up to the first floor with two good size bedrooms and a stylish bathroom. The second floor offers a fabulous size master bedroom with en-suite facilities. Gas central heating and double glazing are installed for economy and comfort.

Permit parking - please click on link below:

<https://www.cheshireeast.gov.uk/car-parks-and-parking/parking-permits/residents-car-park-permits.aspx>

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

Catherine Street is a continuation of Bond Street, which can be accessed by a number of ways, including from Park Lane. Alternatively, leaving Macclesfield in a westerly direction along Chestergate, Catherine St can be found on the left hand side, just before the junction with Chester Road. The property will be found on the left hand side between Pierce Street and Great King Street.

Entrance Hallway

Stairs to first floor landing. Door to downstairs W.C/Utility. Further door to the open plan living/dining kitchen. Attractive tiled floor. Radiator.

Downstairs WC/Utility

Originally a downstairs WC. The WC has been removed to make space for a washing machine with tumble dryer above. Vanity wash hand basin. Radiator.

Living/Dining Room

13'4" x 10'11"
Elegantly presented with sash window to the rear aspect fitted with Plantation shutters. Door to the garden. Recessed ceiling spotlights. Radiator.

Kitchen

9'9" x 6'5"
Fitted with a stylish range of high gloss base units with work surfaces over and matching wall mounted cupboards. Boiler within cupboard. Stainless steel one and a quarter bowl sink unit with mixer tap and drainer. Four ring gas hob with with extractor hood over and oven below. Space for a dishwasher and upright fridge freezer. Recessed ceiling spotlights. Double glazed sash window to the front aspect fitted with Plantation shutters.

Stairs To The First Floor

Doors to two bedrooms and the family bathroom. Radiator.

Bedroom Two

9'7" x 6'11" extending to 13'4" max
L-shape bedroom with two double glazed sash windows to the rear aspect fitted with Plantation shutters. Radiator.

Bedroom Three

10'8" x 6'6"
Single bedroom with double glazed sash window to the front aspect fitted with Plantation shutters. Radiator.

Bathroom

Contemporary fitted bathroom suite incorporating a panelled bath with shower fittings over and screen to the side, push button low level W.C and vanity wash hand basin with mixer tap. Part tiled walls. Tiled wall. Chrome ladder style radiator. Double glazed sash window to the front.

Stairs To The Second Floor

Space for a dressing table. Door through to the bedroom.

Master Bedroom

20'7" x 9'9"
Spacious dual aspect double bedroom with ample space for a king size bed and wardrobes. Double glazed windows to the front and rear aspects. Door to the en-suite. Two radiators. Access to the loft space.

En-Suite

Contemporary en-suite incorporating a walk in shower enclosure, push button low level W.C and vanity wash hand basin with mixer tap. Part tiled walls. Tiled floor. Chrome ladder style radiator.

Outside

Private Courtyard

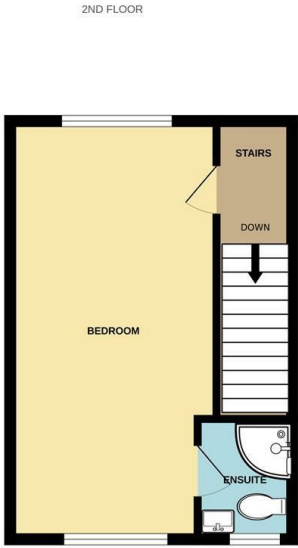
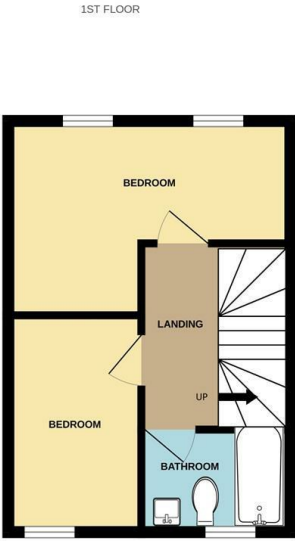
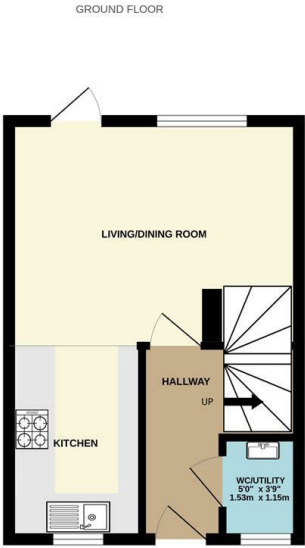
A pleasant fenced and enclosed paved courtyard to the rear. Courtesy gate with access to the side ginnel.

Parking

Permit parking

Tenure

We are advised by our vendor that the property is Freehold.
We also believe that the property is council tax band B.
We would advise any prospective buyer to confirm these details with their legal representative.



Measurements are approximate. Not to scale. Illustrative purposes only
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