



FOR SALE
jordan fishwick
MACESTERING
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COURT No. 4
No. 1-3

49



49 King Edward Street, Macclesfield, SK10 1AQ

**** NO ONWARD CHAIN **** King Edward Street enjoys a convenient location within a short walk of Macclesfield town centre, the Picturedrome, train station, as well as many other vibrant and cosmopolitan bars and restaurants.

In brief the property comprises; living room with stairs to first floor landing and breakfast kitchen with access to the rear yard. To the first floor, there are two double bedrooms and bathroom.

To the rear is a private yard which is fenced and enclosed with access to ginnell.

£147,500

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 the Silk Road in a Northerly direction, turn left at the Tesco roundabout onto Hibel Road, carry straight on through the traffic lights and take the first exit onto Churchill Way and then immediately take a left turning at the lights onto King Edward Street. The property can then be found on the right hand side

GROUND FLOOR

Living Room

12'6 x 12 including stairs

Accessed via uPVC front door. uPVC double glazed window to front aspect. TV point. Stairs to first floor landing. Radiator. Cupboard housing meters. TV point.

Breakfast Kitchen

12'0 x 8'6

Fitted with a range of base and wall mounted units with work surfaces over incorporating a stainless steel sink unit with mixer tap and drainer.

Space for cooker, washing machine and upright fridge/freezer. Breakfast bar with stool recess. Inset spotlights. Radiator. uPVC double glazed window to rear aspect. Wall mounted 'Worcester' boiler. uPVC door giving access to rear yard.

FIRST FLOOR

Landing

Bedroom One

16'2 x 8'10

Excellent size master bedroom with uPVC double glazed window to front aspect. Space for king size bed, drawers and wardrobe. Radiator. Useful over stairs storage cupboard with hanging space.

Bedroom Two

9'4 x 8'8

Good size second bedroom with space for double bed. uPVC double glazed window to rear aspect. Radiator.

Bathroom

Fitted with a panelled bath with shower over, push button low level WC and pedestal hand wash basin with mixer tap. Tiled walls and floor. uPVC double glazed window to rear aspect. Radiator. Inset spotlights.

OUTSIDE

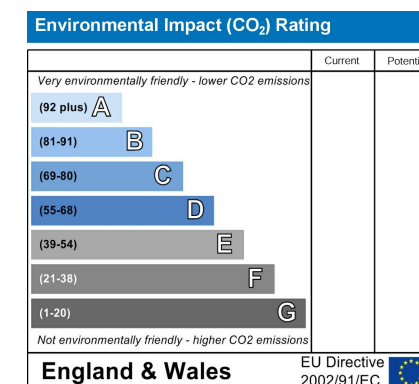
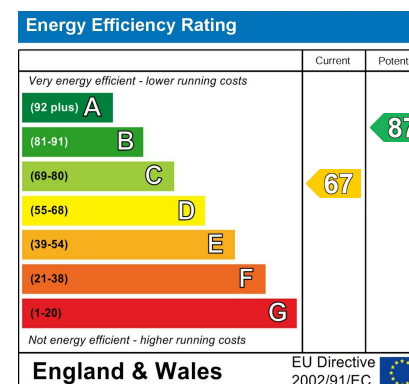
Rear Yard

To the rear is a private yard which is fenced and enclosed with access to ginnell.

TENURE

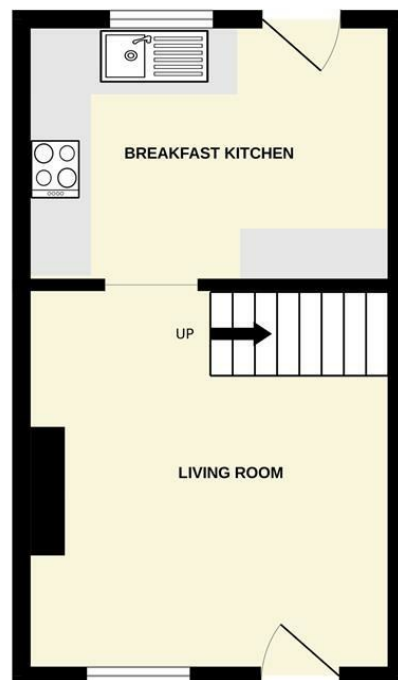
We have been advised by the vendor that the property is Freehold and that the council tax band is A.

We would advise any perspective buyer to confirm these details with their legal representative.





GROUND FLOOR
247 sq.ft. (23.0 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 564 sq.ft. (52.4 sq.m.) approx.
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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