



FOR SALE
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15 Roe Street, Macclesfield, SK11 6UT

**** NO ONWARD CHAIN **** A spacious two bedroom terraced property situated on one of Macclesfield's popular residential streets, within walking distance to Macclesfield town centre with excellent transport links, both via Macclesfield bus and train station. Retaining many period features such as high ceilings and deep skirting boards, the accommodation comprises in brief, living room, dining room, kitchen and utility. Stairs lead down to the single chamber cellar. To the first floor are two double bedrooms and a bathroom. Gas central heating and double glazed windows installed in this property. Externally, to the rear is a pleasant enclosed Southerly facing garden.

£179,950

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 exit 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

11'5 x 11'5

Decorated in neutral colours and featuring a coal effect living flame gas fire and surround. Deep skirting boards. Double glazed window to the front aspect. Radiator.

Dining Room

11'5 x 10'2

Ample space for a dining table and chairs. Radiator.

Kitchen

9'0 x 5'6

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset sink unit with mixer tap and drainer. Tiled returns. Four ring electric hob with extractor hood over and double oven below. Recessed ceiling spotlights. Double glazed window to the rear aspect. Radiator.

Utility

9'0 x 5'1

Space for additional appliances. Tiled floor. Double glazed door to the garden.

Cellar

Single chamber cellar.

Stairs To The First Floor

Bedroom One

11'5 x 11'5

Double bedroom with double glazed window to the front aspect. Built in wardrobe. Deep skirting boards. Recessed ceiling spotlights. Radiator.

Bedroom Two

11'5 x 10'4

Double bedroom with double glazed window to the rear aspect. Deep skirting boards. Recessed ceiling spotlights. Access to the loft space. Radiator. Step down to the bathroom.

Bathroom

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

Outside

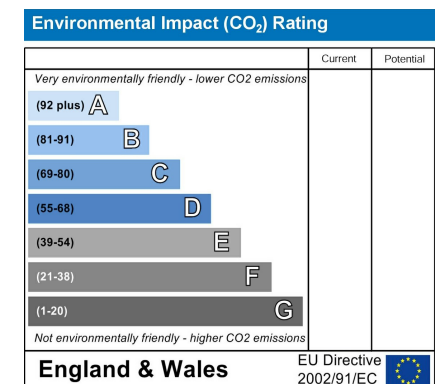
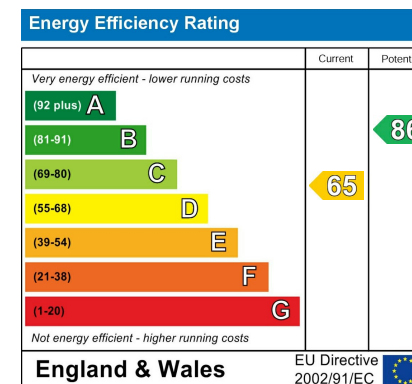
Southerly Facing Garden

To the rear is a pleasant enclosed Southerly facing garden. A courtesy gate to the rear.

Tenure

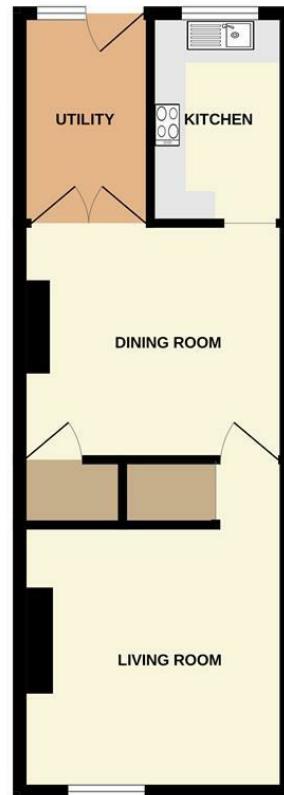
We are informed by the vendor that the property is Freehold and that the council tax band is A.

We would recommend any prospective 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

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