



125 Newton Street, Macclesfield, Cheshire, SK11 6RN

A well proportioned property conveniently located within walking distance of the town centre and excellent transport links. This two double bedroom terrace property is set back from the road behind a dwarf wall and retains many of its original charm. The interior design is a subtle combination of the traditional and the contemporary and for those who appreciate that compromise in style really should direct their attention to this property. Enjoying many period characteristics such as high ceilings and deep skirting boards alongside more contemporary features such as double glazed windows and gas fired central heating. In brief the property comprises; entrance hall, living room featuring a log burning stove, separate dining room and kitchen. To the first floor are two double bedrooms both with en-suite facilities. Externally, the property is set back behind a dwarf wall. To the rear is a "Westerly" facing garden mainly laid to lawn with a pleasant stone patio. Fenced and enclosed with a courtesy gate giving access to the side ginnel. Two brick built storage cupboards.

£250,000

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, continue to just before the traffic lights and turn right onto Newton Street. The property will be found after a distance on the left hand side.

Entrance Hallway

High ceilings, dado rails and deep skirting boards. Storage cupboard. Tiled floor. Radiator cover.

Living Room

14'4" x 10'0"

Well presented reception room featuring a log burning stove within chimney recess. High ceilings. Ceiling coving. Picture rails. Deep skirting boards. Laminate flooring. Radiator with cover. Double glazed window to the front aspect fitted with "Plantation" shutters.

Dining Room

13'3" x 10'3"

Generous dining room with high ceilings, deep skirting boards and ceiling coving. Stairs to first floor landing. Double glazed window to the rear aspect. Laminate flooring. Radiator.

Kitchen

9'6" x 6'10"

Fitted with a range of high gloss base units with work surfaces over and matching wall mounted cupboards. Inset stainless steel sink unit with mixer tap and drainer. Space for an upright fridge freezer and washing machine.

Integrated dishwasher with matching cupboard front. Four ring gas hob with extractor hood over and oven below. Tiled flooring. Recessed ceiling spotlights. Double glazed window to the rear aspect. Door to the side with access to the garden.

Stairs To First Floor Landing

Bedroom One

12'5" x 10'0"

Excellent size master bedroom with ample space for king size bed, wardrobes and dressing table. Two double glazed windows to front aspect both with "Plantation" shutters. Radiator.

En-Suite Shower Room

Contemporary en-suite incorporating a double shower tray with glazed enclosure, push button low level W.C and vanity wash hand basin. Part tiled walls. Laminate floor. Recessed ceiling spotlights. Chrome heated towel rail.

Bedroom Two

13'3" x 10'4"

Great size double bedroom. Feature fireplace. Double glazed window to rear aspect. Radiator. Built-in storage cupboard with access to the loft space.

En-Suite Bathroom

9'8" x 7'0"

Fitted suite comprising; freestanding high back claw foot bath with telephone style shower attachment and mixer tap, low level WC and pedestal wash basin. Radiator. Double glazed window to rear aspect. Recessed ceiling spotlights. Laminate flooring.

Outside

Westerly Facing Rear Garden

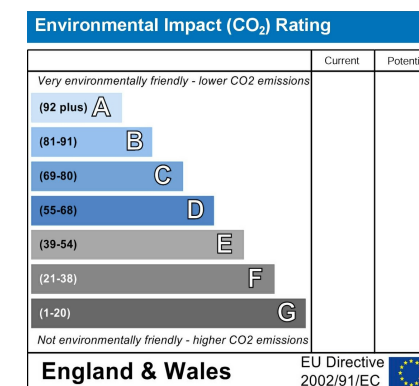
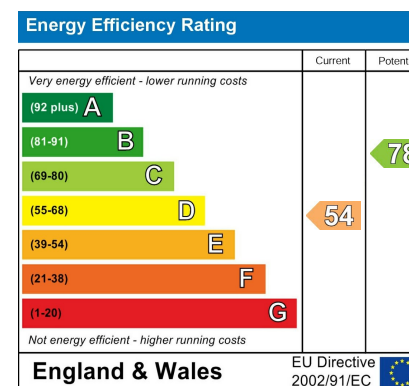
Externally, the property is set back behind a dwarf wall. To the rear is a "Westerly" facing garden mainly laid to lawn with a pleasant stone patio. Fenced and enclosed with a courtesy gate giving access to the side ginnel. Two brick built storage cupboards (one with plumbing for a washing machine).

Tenure

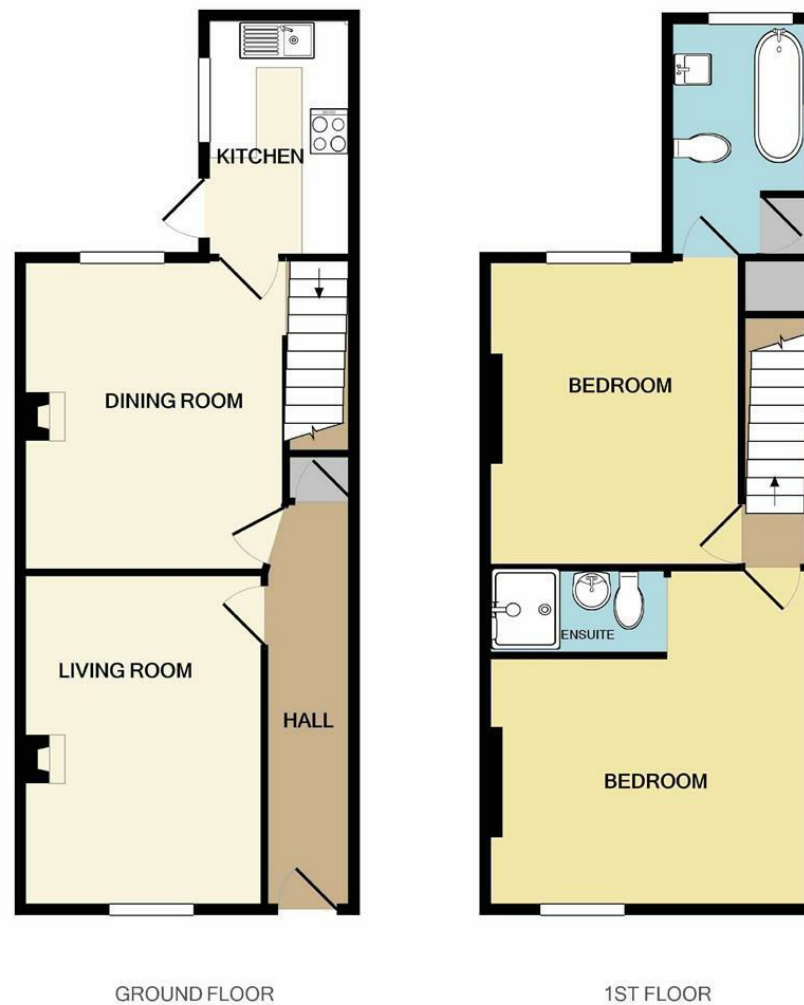
We are advised by the vendor that the property is Leasehold and that the lease term is 999 years from 29th September 1878.

We also believe that the council tax band is B.

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







Measurements are approximate. Not to scale. Illustrative purposes only
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