





# 11 John Street, Macclesfield, SK11 8BN

**\*\* NO ONWARD CHAIN \*\*** A well presented two bedroom terraced property situated on one of Macclesfield's popular residential streets, within walking distance of South Park, the town centre and excellent transport links. Tastefully decorated throughout and well presented, the property has undergone an extensive programme of refurbishment by the current owner which include a new kitchen and bathroom and is ready for immediate occupation. Warmed by gas central heating via a Vaillant boiler and further complemented by double glazed windows. In brief the property comprises; living room, re-fitted kitchen and downstairs bathroom. To the first floor there are two well proportioned bedrooms both with newly fitted carpets and decorated in neutral colours. Externally, to the rear is a communal courtyard.

## £158,000

### 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

Proceed away from Macclesfield Town Centre in a Westerly direction along Park Lane. After a short distance, take a left turn onto Hobson Street. Proceed

along Hobson Street and turn left at the end onto John Street where the property is the first on the left.

### GROUND FLOOR

#### Living Room

11'8 x 10'2

Double glazed window to the front aspect. Radiator.

#### Breakfast Kitchen

11'0 x 9'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset sink unit with mixer tap and drainer. Four ring electric hob with oven below. Space for a washing machine and fridge/freezer. Vaillant boiler within cupboard. Double glazed window and door to the rear aspect. Stairs to first floor landing.

#### Downstairs Bathroom

Fitted with a panelled bath with shower head over and screen to the side, push button low level WC and pedestal wash hand basin with mixer tap. Part tiled walls. Chrome ladder style radiator. Double glazed window to rear aspect.

## FIRST FLOOR

Access to the loft space.

### Bedroom One

10'0 x 8'0

Double bedroom fitted with a range of wardrobes. Double glazed window to the front aspect. Radiator.

### Bedroom Two

11'0 x 8'8

Double bedroom with double glazed window to the rear aspect. Built in cupboard. Radiator.

## OUTSIDE

### Rear Courtyard

Externally, to the rear is a communal courtyard.

## TENURE

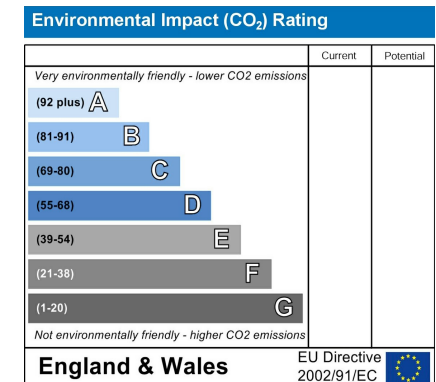
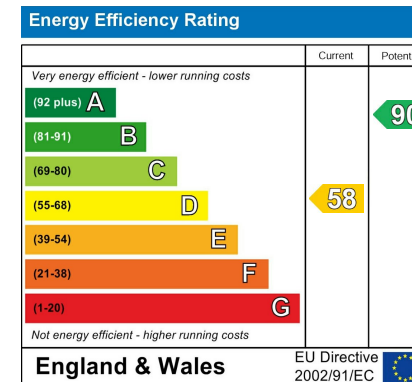
The vendor has advised that the property is Freehold and that the council tax band is A.

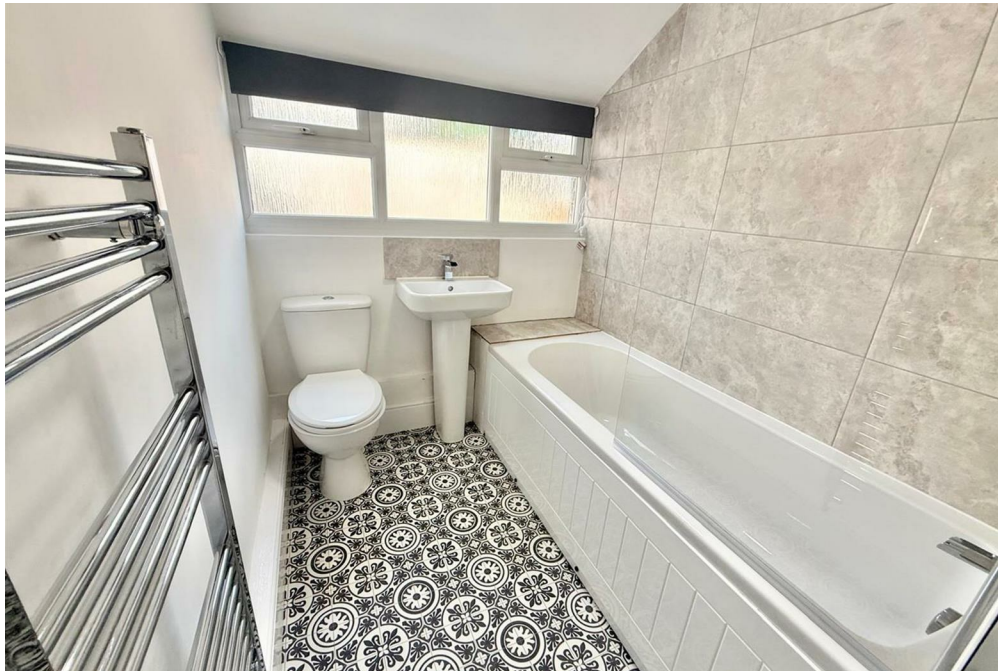
We would advise any perspective buyer to confirm these details with their legal representative.

### Agents Notes

The vendor has informed us of the following works which have been completed during their ownership;

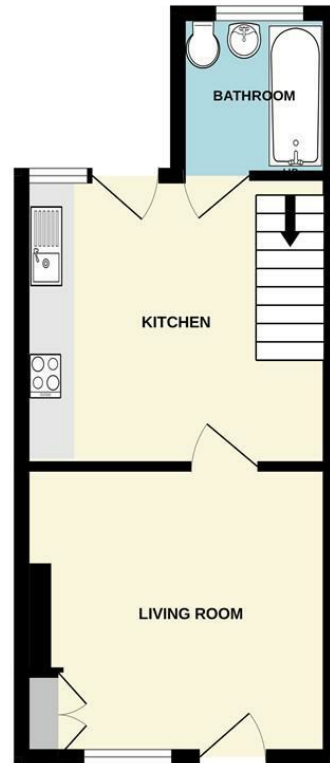
- new roof including new membrane, batons, slates and lead work
- new gutters and downpipes
- electrical update with new consumer unit
- new kitchen and appliances
- new bathroom
- new flooring throughout



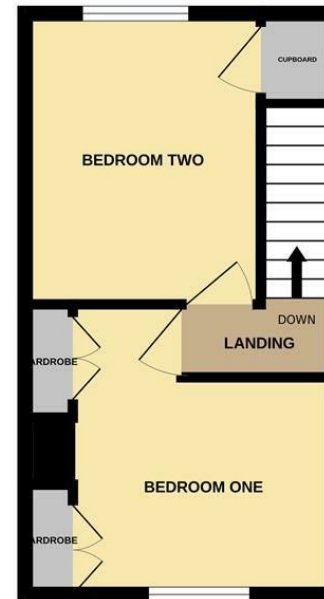




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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