



FOR SALE
jordan



64 Bridge Street, Macclesfield, SK11 6PY

NO ONWARD CHAIN Nestled in the heart of Macclesfield on the charming Bridge Street, this delightful period property presents an exceptional opportunity for those seeking a home in a highly desirable location. This three-bedroom home is ready for you to move in and make it your own. The property boasts a characterful exterior that reflects its historical significance, while the interior offers a blend of traditional features and modern comforts. Each of the three bedrooms provide ample space, making it ideal for families or those looking for extra room for guests or a home office. One of the standout features of this home is the convenience of off road parking, a rare find in such a sought-after area. This added benefit ensures that you can enjoy the tranquillity of your surroundings without the hassle of searching for parking. In brief the property comprises; entrance hallway, sitting room, dining room, kitchen, cellar, landing, three bedrooms, family bathroom, outdoor space with off road parking/car port.

£270,000

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

From Macclesfield Waters Green, travel along Sunderland Street continuing through the traffic lights onto Park Street, which becomes Park Lane after the

mini roundabout. Take the third turning right onto Brown Street. This becomes Bridge Street and the property is on the right hand side.

Entrance Hallway

Wonderfully retained ceiling coving with featured detailing. Door to dining room. Radiator.

Sitting Room

12'2 x 12'1

Brick fireplace with inset gas fire and tiled surrounds. Double glazed sash window to front elevation. Archway opening through to the dining room. Radiator.

Dining Room

12'10 x 12'7

Brick fire place with inset log burner and tiled surrounds Double glazed sash window to the rear elevation. Door to cellar. Door to kitchen. Radiator.

Kitchen

9'0 x 9'0

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. Gas oven with gas hob and extractor hood above. Tiled surrounds. Vaillant combination boiler. Space for dishwasher, washing machine, fridge/freezer. Upvc double glazed door to the side elevation. Upvc double glazed window to the rear elevation. Radiator.

Cellar

15'0 x 11'4

Large cellar perfect for storage. Potential to convert into home office/games room (subject to relevant planning).

Stairs to first floor landing

Wooden banister leading to first floor. Sun tunnel

Bedroom One

13'0 x 10'4

Double bedroom. Double glazed sash window to rear elevation. Radiator

Bedroom Two

12'3 x 8'5

Double bedroom. Double glazed sash window to front elevation. Radiator

Bedroom Three

9'0 x 7'5

Good sized bedroom. Double glazed sash window to the front elevation. Radiator.

Bathroom

Large family bathroom comprising; Low level W/C, panelled bath, wash hand basin walk in shower cubicle with electric shower. Built in storage. Double glazed window to the rear elevation. Part tiled surrounds. Radiator. Ladder style radiator.


Outside


Car port with up and over garage door and gated access accessible through Waterloo Street West. Outside storage space.

Tenure

We are advised by the vendor that the property is Freehold and the council tax band is B.

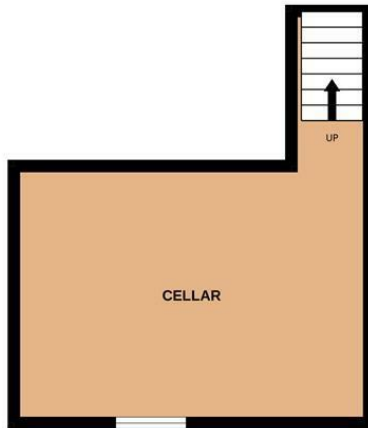
We would advise any prospective buyer to confirm these details with their legal representative.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



BASEMENT



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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