



60 Lansdowne Street, Macclesfield, Cheshire, SK10 2QZ

**** NO ONWARD CHAIN **** A two bedroom mid mews located within a most desirable and sought after area close to Macclesfield canal and open countryside, yet within walking distance of the local amenities and just a short distance of the town centre and excellent public transport links. In brief the property comprises: porch, entrance hallway, kitchen, spacious living and conservatory whilst to the first floor there are two double bedrooms and shower room. Outside, a pleasant Southerly facing garden with a large decked patio ideal for "Al Fresco" dining and entertaining both family and friends. Allocated parking space to the front providing off road parking.

£240,000

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 in a Northerly direction along the Silk Road, turn right at the first roundabout into Hurdsfield Road (B5470). Continuing along for a short distance, Lansdowne Street is the third turning on the right hand side, follow the road round and the property will be found on the right.

Porch

Accessed via a composite front door. Double glazed window to the front aspect. Built in storage cupboards. Door to the entrance hallway.

Entrance Hallway

Stairs to first floor landing. Radiator.

Kitchen

10'2" x 7'0

Fitted with a range of base units with work surfaces over, tiled returns and matching wall mounted cupboards. Stainless steel sink unit with mixer tap and drainer. Space for a cooker with extractor hood over. Space for an upright fridge freezer and washing machine. Wall mounted "Vaillant" boiler. Double glazed window to the front aspect.

Living Room

17'2" x 13'3"

Delightful living room decorated in neutral colours. Radiator. Ceiling coving. Under stairs storage cupboard. Double glazed sliding door to the conservatory.

Conservatory

8'2 x 5'7

Double glazed windows and French doors opening onto the rear garden.

Stairs to First Floor Landing

Access to the loft space.

Bedroom One

11'3" x 10'4"

Double bedroom fitted with a range of floor to ceiling mirror fronted wardrobes to one wall. Double glazed window to the rear aspect with far reaching views over mature tress and hills beyond. Radiator.

Bedroom Two

11'3" x 8'0"

Double bedroom fitted with a range of floor to ceiling mirror fronted wardrobes. Built in storage cupboard. Double glazed window to the front aspect. Radiator.

Shower Room

Fitted with a white suite comprising; shower cubicle, push button low level WC with concealed cistern and wash basin with built in cupboard and drawers below. Tiled floor and part tiled walls. Built in storage cupboard.

Outside

Southerly Facing Garden

A pleasant Southerly facing garden with a large decked patio ideal for "Al Fresco" dining and entertaining both family and friends. Fenced and enclosed with mature hedging and shrubs to the borders.

Allocated Parking Space

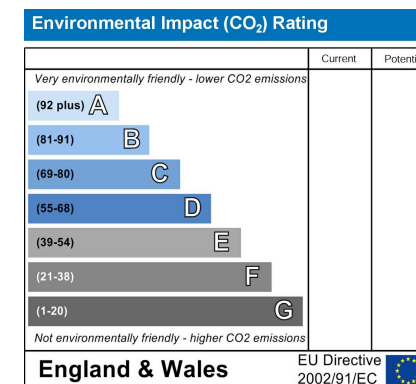
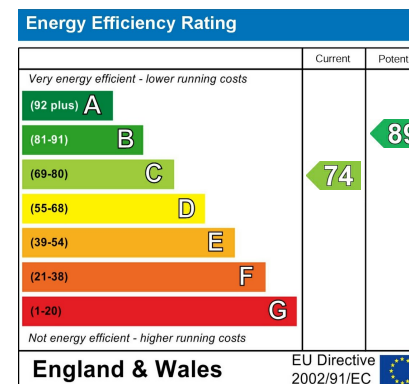
Tenure

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

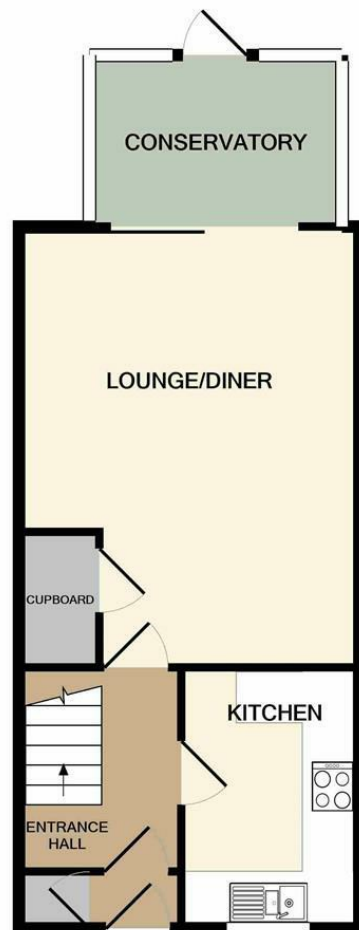
We would advise any perspective buyer to confirm these details with their legal representative.

Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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