



66 Old Mill Lane, Macclesfield, SK11 7PH

**** NO ONWARD CHAIN **** Located in a convenient area within a short distance of the town centre, bus station, train station and South Park. This delightful two bedroom mid terraced property will appeal to first time buyers and buy to let investor. The accommodation in brief comprises; living room and breakfast kitchen. To the first floor are two bedrooms and a bathroom. Externally, the private rear courtyard garden is fenced and enclosed with a patio and courtesy gate to the rear.

£172,500

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

Leave Macclesfield in a southerly direction to the end of the Silk Road, continue through the traffic lights onto Mill Lane and take the third left onto Old

Mill Lane, at the junction with Mill Green. Continuing along and the property can be found after a short distance on the right hand side.

Living Room

14'4 x 13'10

Double glazed window to the front aspect. Under stairs storage cupboard. Stairs to the first floor. Radiator.

Dining Kitchen

13'10 x 7'10

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Space for a washing machine and fridge freezer. Worcester boiler. Tiled floor. Space for a small table and chairs. Two double glazed window and door to the rear aspect.

Stairs To The First Floor

Access to the loft space. Built in airing cupboard.

Bedroom One

11'0 x 10'4

Double bedroom with two double glazed windows to the front aspect. Built in over stairs storage cupboard. Radiator.

Bedroom Two

8'0 x 8'0

Good size second bedroom with double glazed window to the rear aspect. Radiator.

Bathroom

Fitted with a panelled with shower over and screen to the side, push button low level WC and pedestal wash hand basin. Chrome ladder style radiator. Tiled floor. Part tiled walls. Recessed ceiling spotlights. Double glazed window to the rear aspect.

Outside

Garden

To the rear is a fenced and enclosed courtyard garden with a raised patio and courtesy gate to the rear.

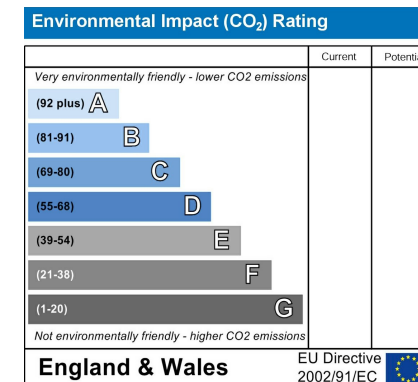
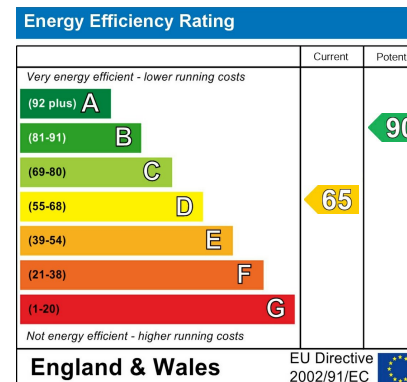
Tenure

The vendor has advised us that the property is Leasehold. We believe the lease to be 999 years from 1 January 1985 and the cost of the ground rent is £30 PA. The vendor has also advised us that the property is council tax band B.

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

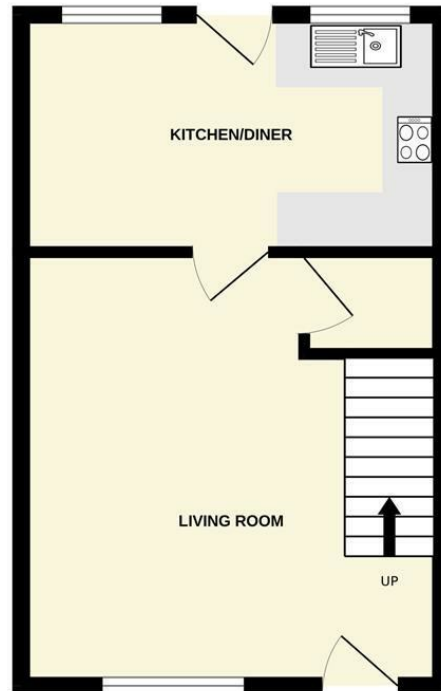
Anti Money Laundering - Note

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.

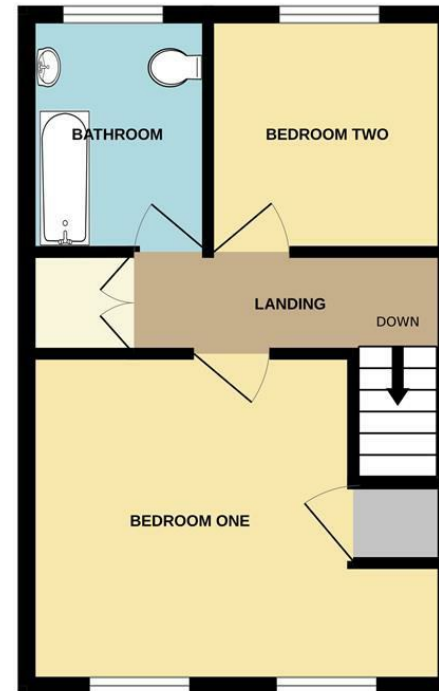




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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