



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

51, James Street, Macclesfield, SK11 8BP

A substantial 4 bedroom end terrace period property on a quiet residential road close to Macclesfield town centre and the station, on a generous plot with off road parking and over looking the park.

Guide Price £560,000

Constructed of brick with part render, this handsome 4 bedroom period property dating back to the 1870s contains a wealth of period details and original features whilst providing generous space for contemporary living. It also benefits from off-road parking which is rare for a property so close to town. James Street is located in a quiet, residential area and the house itself overlooks the park.

The accommodation briefly comprises, to the ground floor: Entrance hall with period ceiling mouldings, spacious cellar, large living/dining room with log burning stove, inner vestibule, WC, contemporary kitchen with French doors to courtyard garden, utility room. To the first floor, the landing allows access to four generous sized bedrooms (one en-suite), a family bathroom and a further enclosed staircase leading to a spacious loft room with Velux windows. The property is double glazed throughout and a gas central heating system has been installed.

An internal inspection is highly recommended to appreciate the style, space and quality of this wonderful period home.

The property has an attractive frontage with wrought iron railings and gate and chipped slate front patio. To the side of the property are large wooden gates providing access to the off-road gravel parking area and the south east facing courtyard with flagstone patio, beds and borders containing mature and specimen shrubs and trees, including cherry, olive, fig, pear and apple trees. There is also a timber shed for outside storage.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 5 and 30 minutes drive of the property.

DIRECTIONS: From the traffic lights at Park Green (next to the Cenotaph) proceed up Park Street, continue straight over the roundabout onto Park Lane and take the second left onto Peel Street. From here, take the second left again onto Chapel Street. At the end of the end of the road turn left where the property can be located immediately on the left hand side, opposite the park.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL 24'09 x 5'0

With wooden floor, dado rail, cornices, ceiling rose, moulded archway, radiator, cupboard housing meters, stairs to first floor.

CELLAR 11'07 x 11'05

With flagstone floor, cast iron built in wall safe, power and light, open stone shelving, separate store room (7'03 x 4'06, with open shelving).

LIVING/DINING ROOM 24'08 x 12'03

Triple aspect with wooden floors, glazed double doors to courtyard garden, double height skirting boards, cornices, two ceiling roses, two radiators, cast iron log burning stove, moulded ceiling pelmet above window, built in cupboard housing meters.

INNER VESTIBULE

With shelving and coat hooks, tiled floor.

WC 4'08 x 3'07

With vanity wash hand basin, low level WC, tiled floor.

KITCHEN 17'01 x 12'03

With a range of fitted units including base cupboards and drawers, full height cupboards and granite worktops, island unit with breakfast bar, stainless steel sink with Quooker hot water tap, electric range style cooker with 5-ring ceramic hob and extractor unit, dishwasher, glazed double French doors to courtyard garden, with original shutters, two radiators, tiled floor.

UTILITY 12'1 x 12'1

With fitted units to include base cupboards, full height cupboards, granite worktops, Belfast sink, open shelving, built in window seat, radiator, skylight, tiled floor, utility cupboard housing plumbing for washing machine, space for tumble dryer, open shelving.

FIRST FLOOR

LANDING

Split level with coloured glass domed skylight, further skylight, exposed brick wall, door to loft room stairs.

BEDROOM ONE 12'01 x 12'05

With stripped wood floor, radiator.

EN-SUITE 8'02 x 5'0

With walk-in shower with rainfall head, vanity wash hand basin with cupboards below, low level WC, heated towel rail, tiled floor, part tiled walls.

BEDROOM TWO 12'02 x 11'11

With stripped wood floor, radiator, open shelving and hanging space.

BATHROOM 9'03 x 6'11

With pedestal wash hand basin, freestanding bath with central mixer tap, low level WC, heated towel rail/radiator, tiled floor, arched window, part glazed door.

BEDROOM THREE 12'06 x 9'04

With stripped wood floor, two built in cupboards, radiator.

BEDROOM FOUR 12'02 x 6'10

With radiator, part glazed door with etched glass.

LOFT ROOM 16'09 x 13'02 (approx)

Accessed via a narrow wooden staircase, divided into two sections, with Velux windows, exposed beams, storage heater.

OUTSIDE

Pretty courtyard garden with off-road parking as previously mentioned.

Tenure

Freehold. Interested purchaser should seek clarification of this with their solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

Council Tax

Band B

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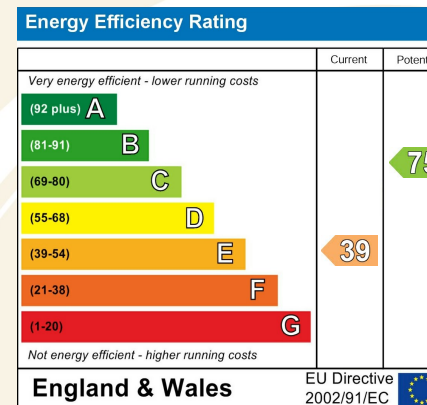
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