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# 6 Barton Street, Macclesfield, Cheshire, SK11 6RX

Two bedroom mid terrace property situated on one of Macclesfield's popular residential streets, close to South Park, Macclesfield College, the town centre excellent transport links, both via Macclesfield bus and train stations. The accommodation comprises in brief, living room, dining room and kitchen to the rear. To the first floor are two bedrooms and a bathroom. Externally, there is small private courtyard to the rear with communal garden beyond. Gas central heating and uPVC double glazed windows installed in this property.

## £172,000

### 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 along Park Lane, take the fourth turning on the right onto South Park Road and then first right onto Barton Street, the property can be found on the right hand side.

#### Living Room

10'7" x 12'0"

Double glazed uPVC window to the front aspect. Ceiling coving. Radiator. Door opening to the dining room.

#### Dining Room

12'0" x 12'0"

Spacious reception room with stairs to first floor landing. Ceiling coving. Radiator.

#### Kitchen

11'0" x 4'8"

Range of base and wall mounted units with work surfaces over incorporating a one and a quarter stainless steel sink bowl and mixer tap. Integrated fridge freezer. Recess for a washing machine. Four ring gas hob with oven below and extractor hood over. Double glazed uPVC window to the rear aspect. Tiled floor. Stable door to the side aspect.

#### Stairs To First Floor Landing

Access to the loft space.

### Bedroom One

12'0" x 11'0"

Double bedroom with uPVC double glazed window to the front aspect. Ceiling coving. Radiator.

### Bedroom Two

9'1" x 5'6"

Bedroom with double glazed window to the rear aspect. Cupboard housing the boiler. Ceiling coving. Radiator.

### Bathroom

Fitted with a white suite comprising; panelled bath with shower fittings over, low level WC and pedestal wash basin. Laminate floor. Part tiled walls. Double glazed frosted window to the side aspect. Ceiling coving. Radiator.

### Outside

#### Private Courtyard

Small private courtyard ideal for bistro table and chairs with gate opening onto a communal courtyard.

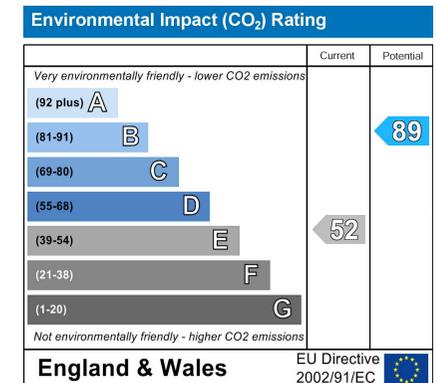
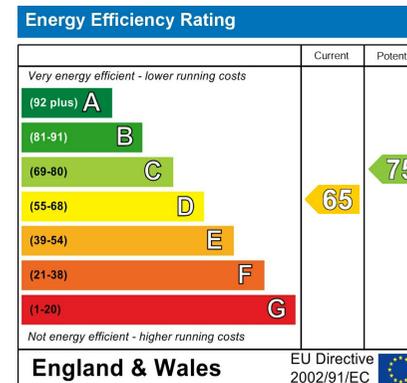
### TENURE

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

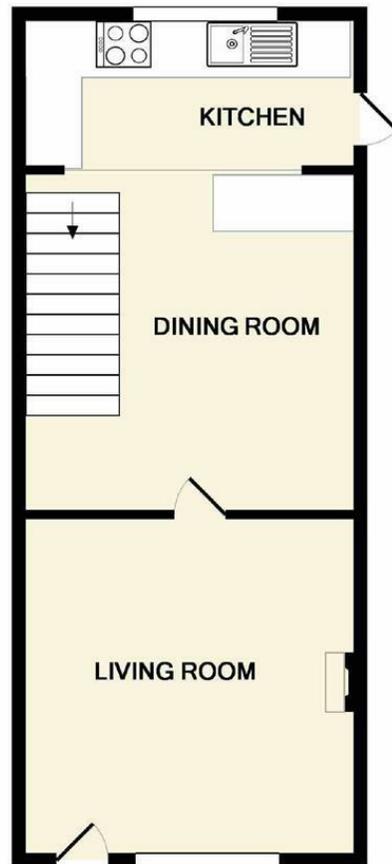
We would advise any perspective buyer to confirm these details with their legal representative.

### Anti Money Laundering - Note

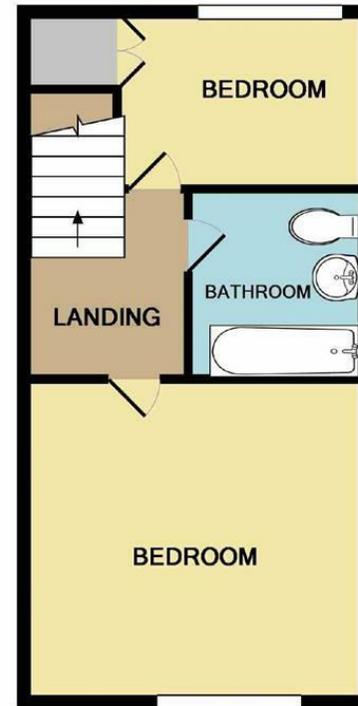
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply.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







GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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