
jordan fishwick
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# 31 Peel Street, Macclesfield, Cheshire, SK11 8BH

** NO ONWARD CHAIN ** A stylish three bedroom mid mews conveniently located within walking distance of South Park, excellent schools, the town centre and its excellent public transport links. Forming part of a select and desirable development, The property comprises in brief; entrance hallway, downstairs W.C and open plan living/dining kitchen. To the first floor are two double bedrooms and a family bathroom fitted with a white suite. The second floor offers another double bedroom with feature vaulted ceiling and exposed beams. Outside, there is a Westerly facing private courtyard garden.

## £235,000

**Viewing arrangements**
**Viewing strictly by appointment through the agent**
**01625 434000**

### Location
Peel Street is a popular residential road comprising a pleasant mix of older style homes and enjoys a convenient location, within an easy stroll of Macclesfield town centre. There are many independent and state primary schools and secondary schools and easy access to the town. 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 second turning on the left hand side onto Peel Street. The property is then located a short distance on the right hand side.

### Private Reception Hall
Telephone gate entry system. Radiator.

### Downstairs W.C.
Fitted with a low level WC, and courtesy wash basin. Wall mounted boiler. Double glazed window to the side aspect. Radiator.

### Living Room/Kitchen
24'6" max x 13'1" max
Two distinctive reception areas.

### Living Room
13'1" x 12'6"
Spacious reception room decorated in neutral colours. Two double glazed arched windows to the front aspect. Useful built in storage cupboard.

### Modern Kitchen
12'0" x 10'1"
Fitted with a range of handless soft close base units with work surfaces over and matching wall mounted cupboards. Inset one and a quarter bowl sink unit with mixer tap. Four ring gas hob with stainless steel and glass extractor hood over and double oven below. Space for a fridge/freezer, washing machine and dishwasher. Recessed ceiling spotlights. Double glazed window to the rear aspect. Radiator.

### Stairs To First Floor Landing
Radiator. Spindled staircase to the second floor.

## Bedroom One
13'0" x 11'6"
Ample space for a king size bed and wardrobes. Decorated in neutral colours. Two double glazed windows to the front aspect.

## Bedroom Two
12'6" x 7'4"
Double bedroom with ample space for a wardrobe and drawers. Radiator. Double glazed window to the rear aspect.

## Stylish Bathroom
Fitted with a panelled bath with a shower over and screen to side. Push button low level WC, courtesy wash basin. Chrome heated towel rail. Double glazed Velux window to the vaulted ceiling.

## Stairs To Second Floor

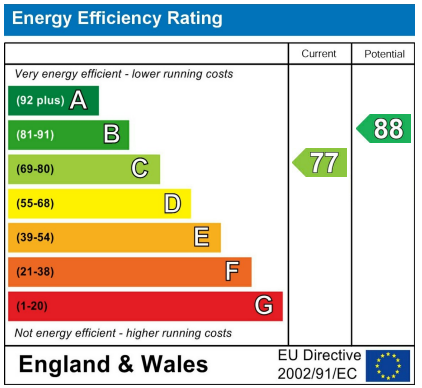
## Bedroom Three
15'7" max x 10'0" max restricted head height
Spacious third bedroom with exposed timber beams and a double glazed Velux skylight window. Eaves storage. Radiator. Restricted head height to eaves.

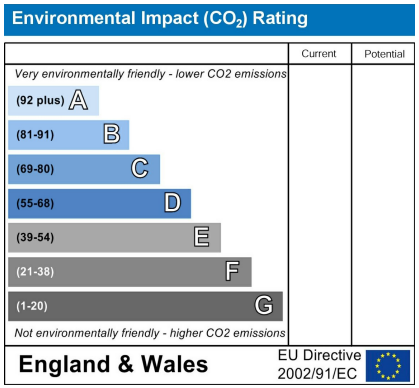
## Outside

## Westerly Facing Private Garden
Low maintenance garden laid to an attractive Indian stone patio with timber panel fencing to the boundaries. Gated access leads out to the rear path and around to the side gate which has a secure gate.

## Tenure
The vendor has advised us that the property is Leasehold. 999 years from 29th September 1853. The vendor has also advised us that the property is council tax band C.
We would recommend 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.




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