



*jordan*fishwick



164 Bond Street, Macclesfield, SK11 6RE

Located on a sought after street within close proximity of the town centre, South Park and excellent transport links. This particular home offers a fabulous blend of a bygone era along side modern day comforts. The elegant interior design retains much of the character typical of the era in which it was built in the form of high ceilings and original stripped wooden doors. These features combined with modern conveniences, such as double glazed windows and gas fired central heating via a Worcester boiler to provide a warm and comfortable home in which to live. In brief the property comprises; entrance hall, living room, spacious dining room and kitchen. Stairs lead down from the kitchen to the cellar. To the first floor are two double bedrooms and bathroom. To the rear of the property there is a pleasant and enclosed courtyard garden with a courtesy gate to the rear.

£245,000

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

From our office proceed down the hill turning right along Sunderland Street and proceed through the 2nd set of cross roads/traffic lights onto Park Street and over the mini roundabout onto Park Lane. At the next set of crossroads/traffic lights take a right turn onto Bond Street and continue down Bond Street where the property will be found on the right hand side.

Entrance Hallway

Inset mat. Tiled floor. High ceiling. Staircase to first floor landing. Radiator.

Living Room

12'0 x 11'4

Featuring a coal effect living flame gas fire and surround. High ceiling. Double glazed window to the front aspect fitted with Planation shutters. Radiator.

Dining Room

12'0 x 12'0

Ample space for a dining table and chairs. High ceiling. Double glazed window to the rear aspect. Radiator.

Breakfast Kitchen

15'10 x 7'10

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Ceramic style sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Space for a washing machine, tumble dryer and fridge/freezer. Worcester boiler. Tiled floor. Two double glazed windows and door to the side aspect. Velux window.

Cellar

11'2 x 11'0

Stone floor. Good head height.

Stairs To The First Floor

Access to the loft room. Radiator.

Bedroom One

14'8 x 12'0

Double bedroom fitted with a range of wardrobes with cupboards over. Double glazed window to the front aspect fitted with Plantation shutters. Radiator.

Bedroom Two

12'2 x 9'9

Double bedroom with double glazed window to the rear aspect. Radiator.

Bathroom

9'0 x 8'0

Fitted with a white suite comprising; claw foot bath with shower over and screen to the side, low level WC and pedestal wash basin. Tiled walls. Radiator. Double glazed window to rear aspect.

Outside

Garden

To the rear of the property there is a pleasant and enclosed courtyard garden with a courtesy gate to the rear.

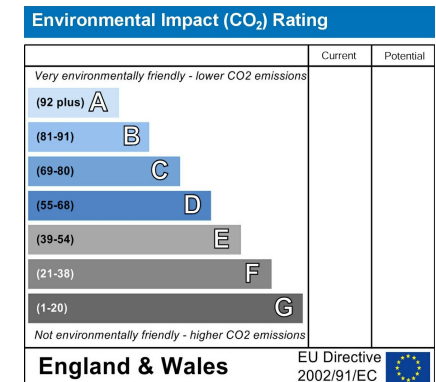
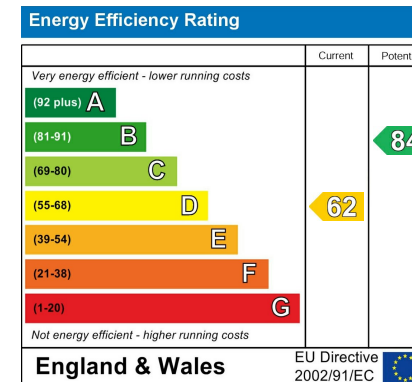
Tenure

We are advised by our vendor that the property is Freehold. 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.





BASEMENT

GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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