



WHISTON STREET



53 Bond Street, Macclesfield, Cheshire, SK11 6QS

A deceptively spacious end of terrace property, larger than average and situated on a highly sought-after street, conveniently located close to local schools, the town centre, excellent transport links and South Park. The accommodation in brief comprises; an entrance hallway with access to the cellar, an elegantly presented living room and a superb open plan dining kitchen. To the first floor are three bedrooms, including a generous master bedroom with en-suite shower room together with a family bathroom. A paddle staircase leads from the landing to a versatile loft room, providing additional storage space. Externally, the property benefits from a private, enclosed courtyard garden. This impressive home truly needs to be viewed internally to fully appreciate the size, layout and versatility of the accommodation on offer.

£275,000

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 left hand side on the corner of Whiston Street.

Entrance Hallway

Cloaks storage cupboard. Door to the cellar. Radiator.

Living Room

13'5 x 10'7

Elegantly presented living room featuring an electric wood burning style stove within the chimney breast and attractive tiling. Double glazed window to the front aspect fitted with plantation shutters. Radiator.

Open Plan Dining Kitchen

19'7 x 14'10

Dining Area

Versatile room with stairs to the first floor. Double glazed window to the side aspect fitted with plantation shutters. Radiator.

Kitchen

Fitted with a range of shaker style base units with work surfaces over and matching wall mounted units. Inset sink unit with mixer tap and drainer to side. Range cooker with extractor hood over. Built in combination oven/microwave. Integrated dishwasher, washer/dryer and pull out bin all with matching cupboard fronts. American style fridge/freezer. A large island with integrated wine cooler and breakfast bar with stool recess. Recessed ceiling spotlights. Double glazed window to the rear aspect fitted with plantation shutters. Door to the garden.

Stairs To The First Floor

Double glazed window to the side aspect fitted with plantation shutters. Built in airing cupboard. Paddle staircase to the loft room. Recessed ceiling spotlights. Radiator.

Cellar

Excellent storage space.

Bedroom One

13'0 x 11'0

Double bedroom with double glazed window to the front aspect fitted with plantation shutters. Built in storage cupboard. Radiator.

En-Suite Shower Room

Fitted with a shower enclosure, push button low level WC and vanity wash hand basin. Part tiled walls. Chrome ladder style radiator. Recessed ceiling spotlights.

Bedroom Two

14'0 x 8'0

Double bedroom fitted with a range of wardrobes and drawers. Double glazed window to the rear aspect. Radiator.

Bedroom Three

10'0 x 6'3

Single bedroom with double glazed window to the side aspect. Radiator.

Bathroom

Fitted with a white suite comprising; P-shaped panelled bath with shower over and curved screen to the side, push button low level WC and vanity wash hand basin. Part tiled walls. Recessed ceiling spotlights. Sun tunnel to allow natural light to flood in.

Loft Room

Accessed off the landing via a paddle staircase to the loft room. Restricted head height. Exposed beams. Velux window. Power and lighting.

Outside

Garden

The property benefits from a private, enclosed courtyard garden. Courtesy gate to the rear.

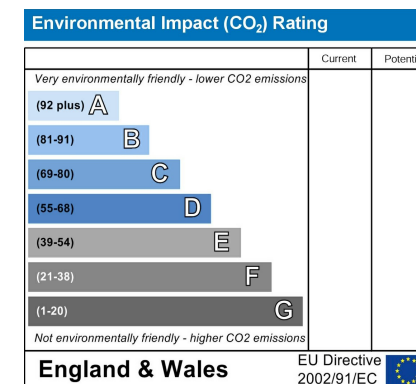
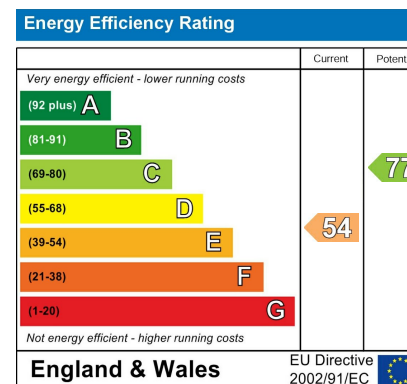
Tenure

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

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

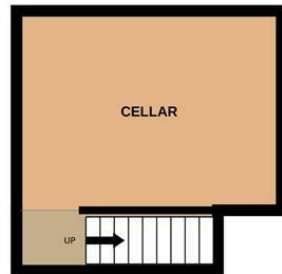
Anti Money Laundering - Note

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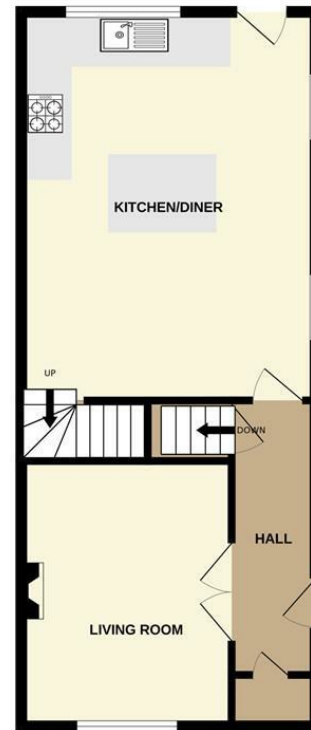




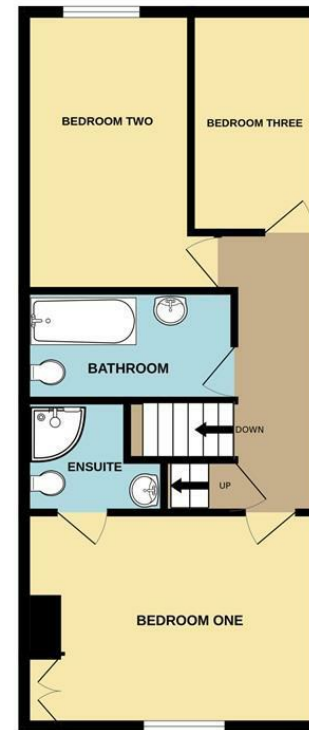
BASEMENT



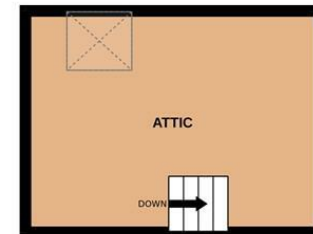
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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