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Flat 4 Catherine House 16A Catherine Street, Macclesfield, Cheshire, SK11 6BB

A recently converted development comprising well-presented one-bedroom apartments, offering modern, comfortable and low-maintenance living in a secure setting. The development benefits from secure, locked entrance gates, providing residents with added privacy and peace of mind, together with an alarm system for enhanced security. Private residents' parking is also available, accessed via enclosed electric gates, adding further convenience and making the property particularly appealing to first-time buyers, professionals and investors alike. Each apartment has been thoughtfully converted to provide practical and contemporary accommodation, combining modern living with a secure and well-maintained environment. The development is ideally located within a short walk of the popular Chestergate shops, the Picturedrome and a wide selection of vibrant and cosmopolitan bars, restaurants and amenities, as well as the town centre. Flat 4 in brief comprises: secure communal entrance hallway providing access to four apartments, stairs up to the property, private entrance hall, open-plan living room and kitchen with vaulted ceiling, double bedroom and a stylish bathroom. Externally, secure electric wrought-iron gates provide access to the residents' private car park, offering secure off-road parking.

£165,000

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

Catherine Street is a continuation of Bond Street, which can be accessed by a number of ways, including from Park Lane. Alternatively, leaving Macclesfield in a westerly direction along Chestergate, Catherine St can be found on the left hand side, just before the junction with Chester Road. The property will be found on the left hand side between Chestergate and Pierce Street.

Communal Hallway

Accessed via security intercom with access to the ground floor apartments and stairs leading to the first floor apartments.

Entrance Hallway

Security intercom. Double glazed window. Laminate floor.

Open Plan Living Area & Kitchen

Living Area

12'6 x 12'0
Bright and airy living area with feature vaulted ceiling. Large double glazed window. Recessed ceiling spotlights. Laminate floor. Radiator.

Kitchen

8'10 x 6'5
Fitted with a stylish range of base units with work surfaces over and matching

wall mounted cupboards. Sink unit with mixer tap and drainer. Four ring induction hob with concealed extractor hood over and oven below. Integrated fridge/freezer, washing machine, slimline dishwasher and microwave. Cupboard housing the hot water cylinder. Laminate floor. Recessed ceiling spotlights.

Bedroom

10'0 x 9'0

Double bedroom with feature vaulted ceiling. Double glazed window. Radiator.

Stylish Bathroom

Fitted with a stylish white suite comprising; tiled panelled bath with shower over and screen to the side, push button low level WC with concealed cistern and vanity wash hand basin. Tiled floor and part tiled walls. Ladder style radiator. Recessed ceiling spotlights.

Outside

Car Park

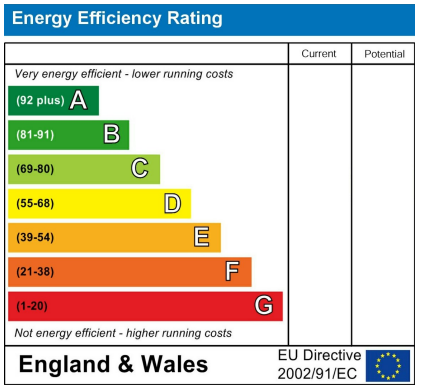
One allocated parking space, with the potential to purchase a second space.

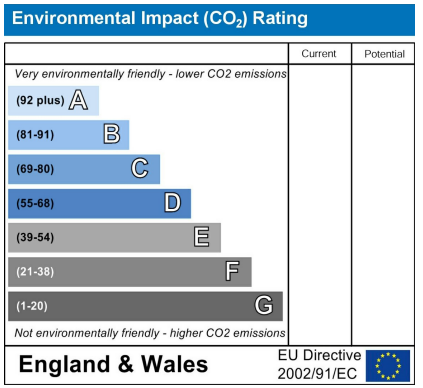
Tenure

We are advised by our vendor that the property is Leasehold with a lease term of 250 years from TBC 2026 and that the management fee is £79.00 PM and the ground rent is £250.00 PA. The vendor has also advised us that the property is council tax band TBC. 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.













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

01625 434000

macclesfield@jordanfishwick.co.uk

www.jordanfishwick.co.uk







