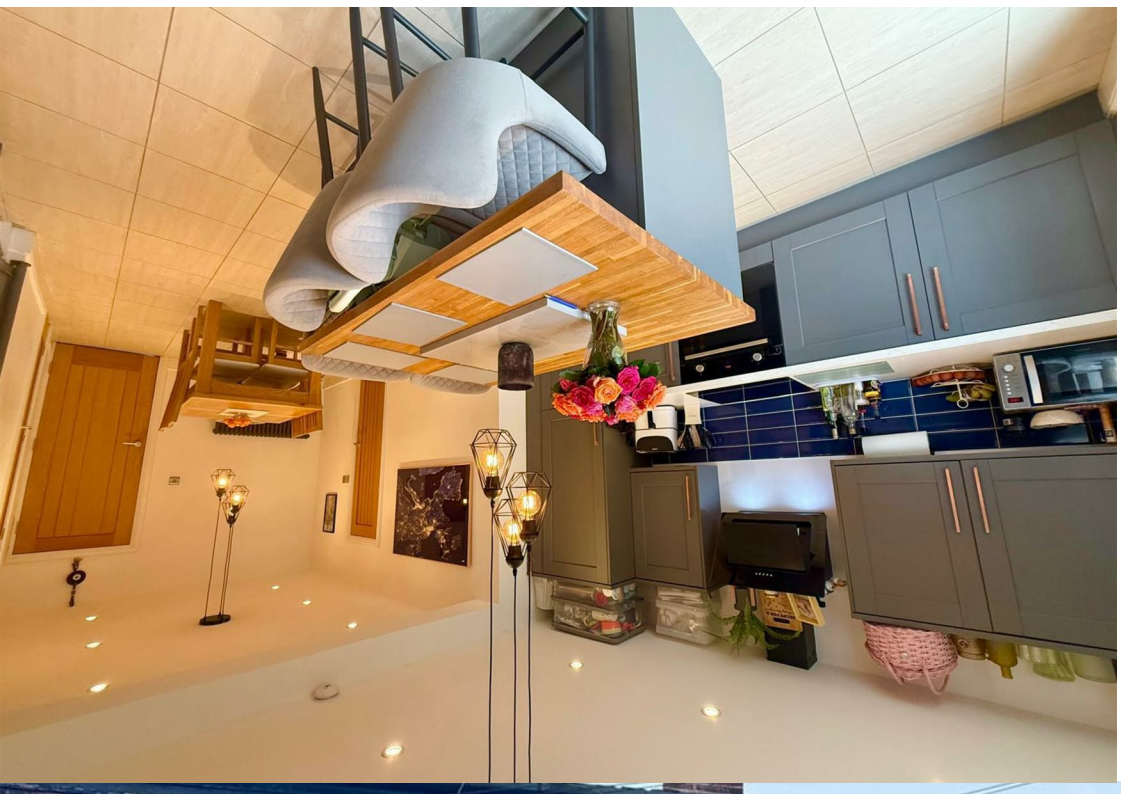

jordan fishwick

98 BOND STREET MACCLESFIELD SK11 6QR

£300,000

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A beautifully presented three storey weaver's cottage, finished to a high specification and thoughtfully modernised throughout. Ideally located within a short walk of the town centre, the property enjoys easy access to a wide range of shops, bars and restaurants, along with excellent public transport links. This charming family home perfectly combines period character with modern day comforts, enhanced by elegant interior styling that creates a warm and inviting living space. A standout feature of the property is the impressive open plan dining kitchen, complete with a central island and a dedicated recess for bar seating, making it an ideal space for both everyday living and entertaining. In brief the property comprises; an elegant living room, fabulous open plan dining kitchen with access to the garden and utility/downstairs WC. To the first floor are two double bedrooms, (one with en-suite facilities) and a family bathroom. To the second floor there are a further two double bedrooms and shower room. The delightful rear garden is laid mainly to an artificial lawn with a raised patio to the rear. An early viewing is essential.

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.

Living Room
13'8 x 11'10
Accessed via a composite front door. Tastefully decorated and featuring corniced ceilings and attractive wooden flooring. Built in storage cupboards are positioned on either side of the chimney breast. Radiator.

Downstairs WC
Push button low level WC and vanity wash hand basin. Tiled floor.

Utility Area
Space for a washing machine. Tiled floor.

Open Plan Dining Kitchen
21'10 x 13'4 max

Dining Area
11'2 x 8'4
Ample space for a table and chairs. Understairs storage cupboard. Recessed ceiling spotlights. Radiator.

Breakfast Kitchen
13'3 x 10'7
Beautifully appointed kitchen complete with a comprehensive range of "soft close" base units with work surfaces over and matching wall mounted cupboards. Tiled returns. One and a quarter bowl sink unit with mixer tap. Feature island unit with stool recess. Four ring Bosch induction hob with contemporary extractor hood over and oven below. Integrated fridge/freezer and dishwasher all with matching cupboard fronts. Worcester boiler within cupboard. Tiled floor. Recessed ceiling spotlights. Contemporary radiator. Double glazed window and door to the rear aspect. Open plan to the dining area.

Stairs To The First Floor
Recessed ceiling spotlights.

Bedroom One
13'8 x 11'10
Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Two
13'2 x 10'8 max
Double bedroom with double glazed window to the rear aspect. Radiator.

En-Suite
Fitted with a walk in shower, push button low level WC and vanity wash hand basin. Part tiled walls and tiled floor. Chrome ladder style radiator. Recessed ceiling spotlights.

Family Bathroom
Fitted with a modern white suite comprising; panelled bath with shower over and screen to the side, push button low level WC and vanity wash hand basin. Tiled floor. Recessed ceiling spotlights. Chrome ladder style radiator.

Stairs To The Second Floor

Bedroom Three
11'0 x 10'0
Double bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Four
13'8 x 10'3 max
Double bedroom with double glazed window to the front aspect. Radiator.

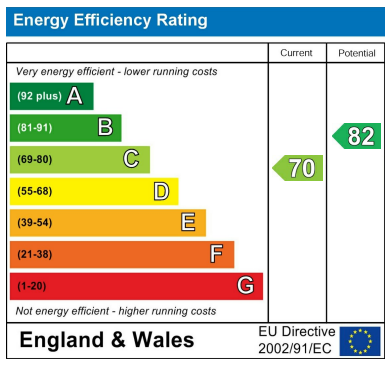
Shower Room
Fitted with a shower cubicle, push button low level WC and vanity wash hand basin. Tiled floor and part tiled walls.

Outside

Garden
The delightful rear garden is laid mainly to an artificial lawn with a raised patio to the rear. Fencing and hedging to the perimeter. A useful brick built storage shed.

Tenure
The vendor has advised us that the property is Freehold and that the council tax band is C.
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.



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