



# 59 Hobson Street, Macclesfield, SK11 8BA

\*\* NO ONWARD CHAIN \*\* A deceptively spacious semi-detached property enjoying an EXCELLENT OUTLOOK OVERLOOKING SOUTH PARK TO THE REAR. Conveniently located within WALKING DISTANCE OF THE TOWN CENTRE and its excellent public transport links. This property is set within a generous plot and benefits from off road parking together with an attached garage providing space for storage or potential conversion (subject to any necessary planning). Internally, the property requires some renovation and modernisation throughout, offering an excellent opportunity for purchasers to put their own stamp on the property. In brief the property comprises; porch, entrance hallway, dual aspect living room and kitchen. To the first floor are two double bedrooms (both with fitted wardrobes) and spacious shower room. Externally to the front of the property is a driveway providing off road parking and leads to the integral garage, whilst to the rear, the mature Westerly facing garden has a spacious patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn with various shrubs and hedging to the borders. The rear garden is not overlooked.

## £299,950

### 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

Proceed out of Macclesfield town centre in a Westerly direction along Park Lane. After a short distance, take a left turn onto Hobson Street where the property will be found towards the top of the road on the right hand side.

### Porch

Accessed via a double glazed door. Door to the hallway.

### Entrance Hallway

Stairs to the first floor.

### Downstairs WC

Push button low level WC and wash hand basin. Window to the front aspect.

### Dual Aspect Living Room

17'1 x 10'5

Dual aspect living room with double glazed window to the front aspect and double glazed French doors to the rear aspect. Radiator.

### Kitchen

13'8 x 10'3

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset one and a quarter bowl sink unit with mixer tap and drainer. Tiled returns. Four ring gas hob with extractor hood over. Built in double oven. Space for an undercounter fridge and freezer. Space for a table and chairs. Double glazed window to rear aspect.

### Stairs To The First Floor

Double glazed window to the front aspect.

### **Bedroom One**

13'8 x 11'0

Double bedroom fitted with a range of mirror fronted wardrobes and additional storage cupboard. Double glazed window to the front aspect. Radiator.

### **Bedroom Two**

11'2 x 9'0

Double bedroom with double glazed window to the front aspect. Walk in wardrobe. Radiator.

### **Shower Room**

11'1 x 8'0

Spacious shower room comprising; shower, low level WC and pedestal wash hand basin. Two double glazed windows to the rear aspect. Radiator.

### **Outside**

#### **Driveway And Front Garden**

The property is set back behind a fenced and enclosed garden and a driveway providing off road parking which leads to the integral garage. A fenced and enclosed garden.

#### **Attached Garage**

20'3 x 7'7

Timber door with a courtesy personnel door. Electric light and power. Plumbing for a washing machine and space for a tumble dryer. Door to the garden.

#### **Westerly Facing Garden**

Externally to the front of the property is a driveway providing off road parking and leads to the integral garage, whilst to the rear, the mature Westerly facing garden has a spacious patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn. Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs. A gate to the rear gives direct access to South Park.

#### **Tenure**

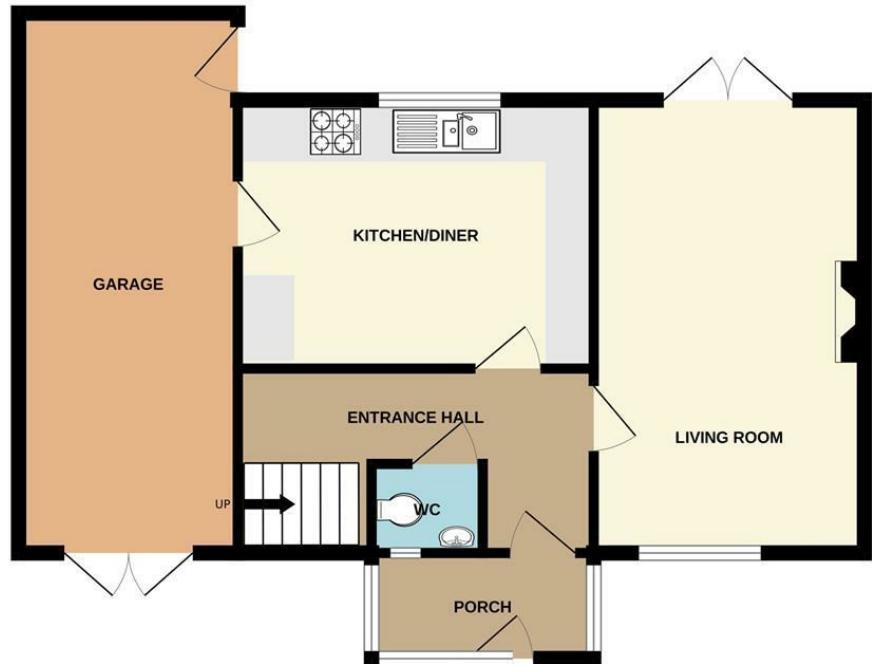
The vendor has advised us that the property is Freehold and that the council tax is band C. We would recommend any prospective buyer to confirm these details with their legal representative.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



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](mailto:macclesfield@jordanfishwick.co.uk)  
[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

