



132 Bond Street, Macclesfield, SK11 6RE

**** NO ONWARD CHAIN **** A traditional three storey weavers cottage enjoying a convenient location, within a short walk of the town centre where you will find an array of shops, bars and restaurants as well as excellent public transport facilities. The accommodation comprises in brief; living room, dining room and fitted kitchen. To the first floor are two bedrooms and family bathroom. The second floor comprises of a spacious dual aspect bedroom and en-suite shower room. Double glazed windows and gas fired central heating are also installed. Externally, to the rear of the property is a private garden laid mainly to lawn with a patio to the rear and hedging to the perimeter.

£235,000

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.

Living Room

12'4 x 11'0

Double glazed window to the front aspect. Radiator. Meter cupboard to side of the chimney breast.

Dining Room

10'10 x 9'8

Space for a dining table and chairs. Stairs to first floor landing. Under stairs storage cupboard with space for a washing machine. Tiled floor. Radiator. Double glazed French doors to the garden. Archway through to the kitchen.

Kitchen

8'0 x 6'4

Fitted with a range of base and wall mounted units with worktops over incorporating a stainless steel sink with mixer tap and drainer. Tiled returns. Four ring electric hob with concealed extractor hood over and double oven below. Space for a fridge. Tiled floor. Recessed ceiling spotlights. Double glazed window to the rear aspect.

Stairs To The First Floor

Stairs to the second floor. Recessed ceiling spotlights.

Bedroom Two

12'4 x 11'0

Double bedroom fitted with a wardrobe. Double glazed window to the front aspect. Radiator.

Bedroom Three

11'0 x 6'6

Good size third bedroom with double glazed to the rear aspect. Radiator.

Bathroom

Fitted with a white suite comprising; panelled bath with shower attachment over and screen to the side, push button low level WC and pedestal wash hand basin. Part tiled walls. Recessed ceiling spotlights. Radiator. Double glazed window to the rear aspect.

Stairs To The Second Floor

Velux window.

Dual aspect Master Bedroom

22'0 x 9'1 max

Spacious double bedroom featuring a vaulted ceiling and exposed beams. Built in storage cupboard. Double glazed window to the front and rear aspects (far reaching views towards Macclesfield forest to the rear) Built in storage and shelving. Two radiators.

En-Suite Bathroom

Fitted with a white suite comprising; panelled bath with shower over and screen to the side, push button low level WC and pedestal wash hand basin. Part tiled walls. Exposed beams. Recessed ceiling spotlights. Velux window. Radiator.

Outside

Garden

To the rear of the property is a private garden laid mainly to lawn with a patio to the rear and hedging to the perimeter. A courtesy gate to the side allows access to the ginnel.

Tenure

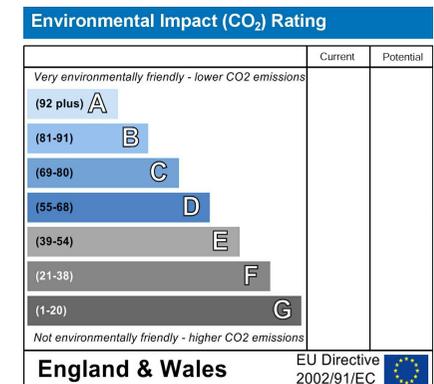
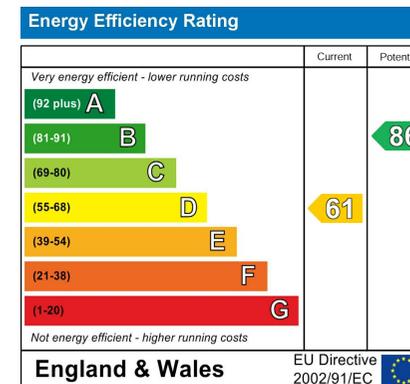
We are informed by the vendor that the property is Leasehold with a lease term of 999 years from 29 September 1839.

We also believe the property to be council tax band B.

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

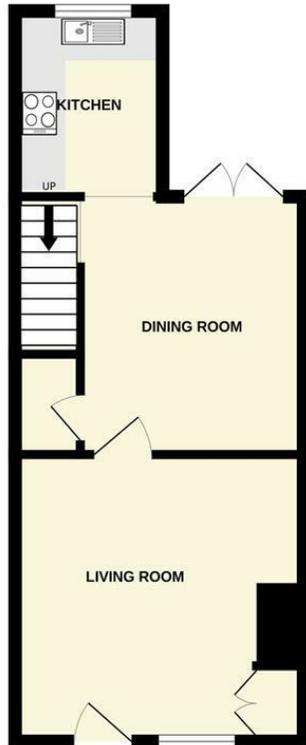
Anti Money Laundering - Note

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.

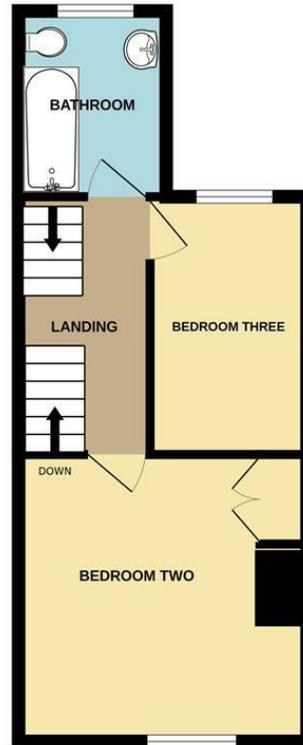




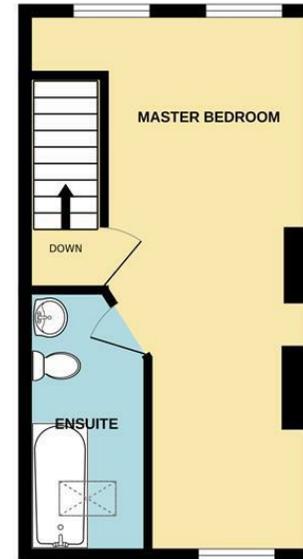
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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

