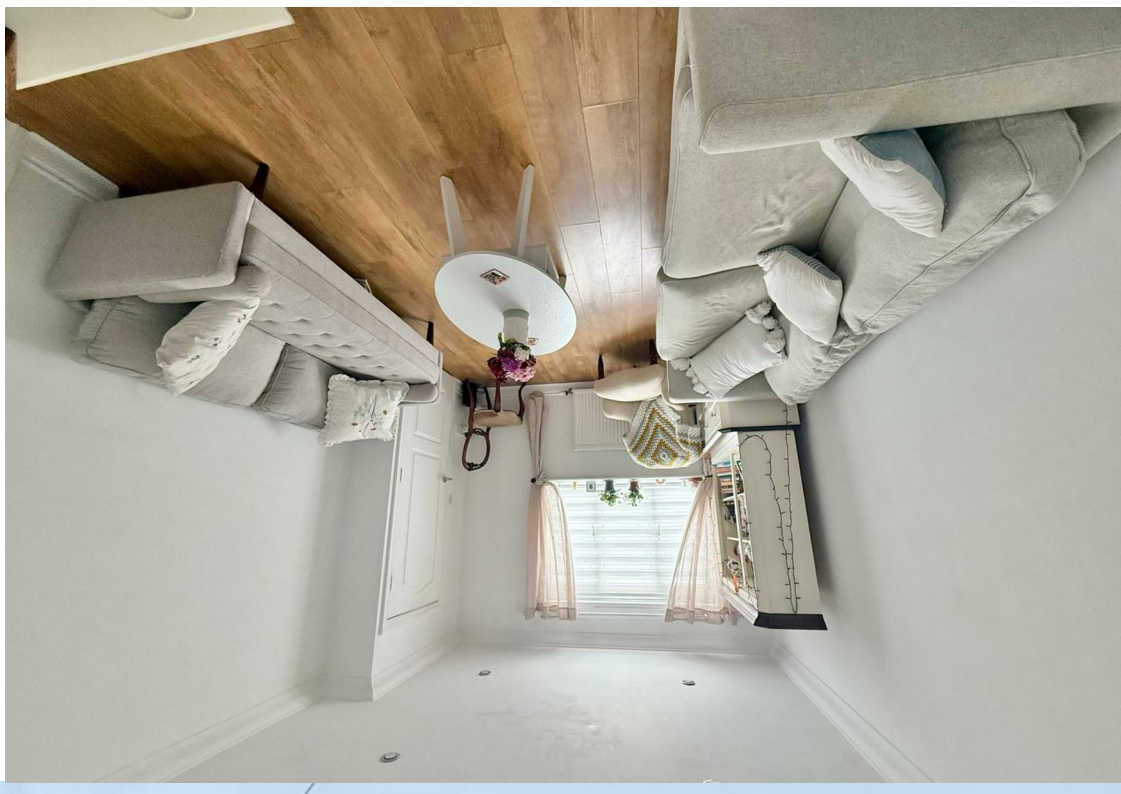

jordan fishwick

11 ST. JOHNS ROAD MACCLESFIELD SK11 6XW

£235,000

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This attractive three bedroom townhouse is ideally situated within walking distance of the town centre and its excellent public transport connections, making it an appealing choice for a wide range of buyers, including first-time purchasers, growing families, downsizers, and investors alike. Forming part of a select residential development, the property is well presented throughout and offers well planned accommodation arranged over three floors. The ground floor comprises an inviting entrance vestibule, a spacious living room and a breakfast kitchen. To the first floor are two well-proportioned bedrooms and a family bathroom, while the second floor offers the master bedroom. Externally, to the front there is a driveway providing off road parking, whilst to the rear is a low maintenance courtyard garden with a gravel seating area and enclosed with fencing.

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
Leaving Macclesfield along Park Lane, take the third turning on the right onto Brown Street and then the third turning on the right again onto Statham Street. Take the next left onto St John Street where the property will be found on the left hand side.

Entrance Vestibule
Stairs leading to the first floor landing. Ceiling coving. Recessed ceiling spotlights.

Living Room
13'10 x 10'2
Spacious reception room with double glazed window to the front aspect. Useful understairs storage cupboard. Laminate floor. Ceiling coving. Recessed ceiling spotlights. Radiator.

Breakfast Kitchen
13'1 x 8'4
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Space for a washing machine. Boiler. Space for a small table and chairs. Tiled floor. Recessed ceiling spotlights. Double glazed window and door to the rear aspect. Radiator.

Stairs To The First Floor
Recessed ceiling spotlights. Radiator.

Bedroom Two
13'1 x 7'5
Double bedroom with double glazed window to the rear aspect. Recessed ceiling spotlights. Radiator.

Bedroom Three
9'0 x 7'0
Good size third bedroom with double glazed window to the front aspect. Recessed ceiling spotlights. Radiator.

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 basin. Part tiled walls. Ladder style radiator. Recessed ceiling spotlights.

Stairs To The Second floor

Bedroom One
12'6 x 10'3
Double bedroom with double glazed window to the front aspect and additional Velux window. Recessed ceiling spotlights. Radiator.

Outside

Driveway
To the front of the property is a driveway providing off road parking.

Garden
To the rear is a low maintenance courtyard garden with a gravel seating area and enclosed with fencing.

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

Measurements are approximate. Not to scale. Illustrative purposes only
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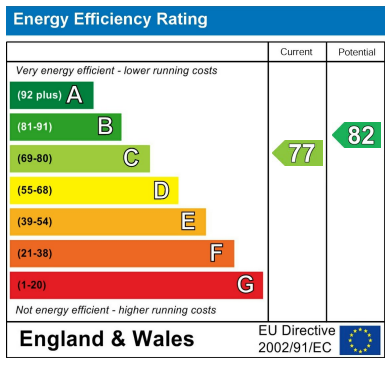

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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