



jordanfishwick

17B SLATER STREET MACCLESFIELD SK11 8AG

£210,000

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**** NO ONWARD CHAIN **** A two bedroom mews property, located on a quiet road in a convenient position for nearby schools, Macclesfield town centre and its excellent transport links. In brief the property comprises; entrance vestibule, living room and kitchen. To the first floor are two double bedrooms and a bathroom. Externally, there is a driveway to the front providing off road parking. The private garden is mainly laid to lawn with a small patio area.

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 along Park Lane, continue through traffic lights at the junction with Bond Street and then Slater Street is the first turning on the right, with this particular property being found on the right hand side.

Entrance Vestibule
Cloaks cupboard.

Living Room
14'3" x 11'4"0"
Double glazed window to the front aspect. Radiator. Stairs to first floor landing.

Breakfast Kitchen
11'4" x 8'3"
Fitted with a range of base unit with work surface over and matching wall mounted cupboards. Stainless steel sink unit and mixer tap and drainer. Space for a washing machine and upright fridge freezer. Four ring gas hob with double oven below. Worcester boiler. Double glazed window to the rear aspect. Door to the rear aspect. Radiator.

Stairs To First Floor Landing
Access to the loft space.

Bedroom One
11'4" x 8'6"
Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Two
11'4" x 7'6"
Double bedroom with over stairs storage. Double glazed window to the rear aspect. Radiator.

Bathroom
8'4" x 5'4"
Fitted with a panelled bath with shower over and screen to the side, low level WC and pedestal wash basin. Part tiled walls. Radiator.

Outside
Driveway
Driveway to the front providing off road parking.

Private Garden
The private garden is mainly laid to lawn with a small patio area.

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

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	