



Jordan fishwick

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

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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		

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