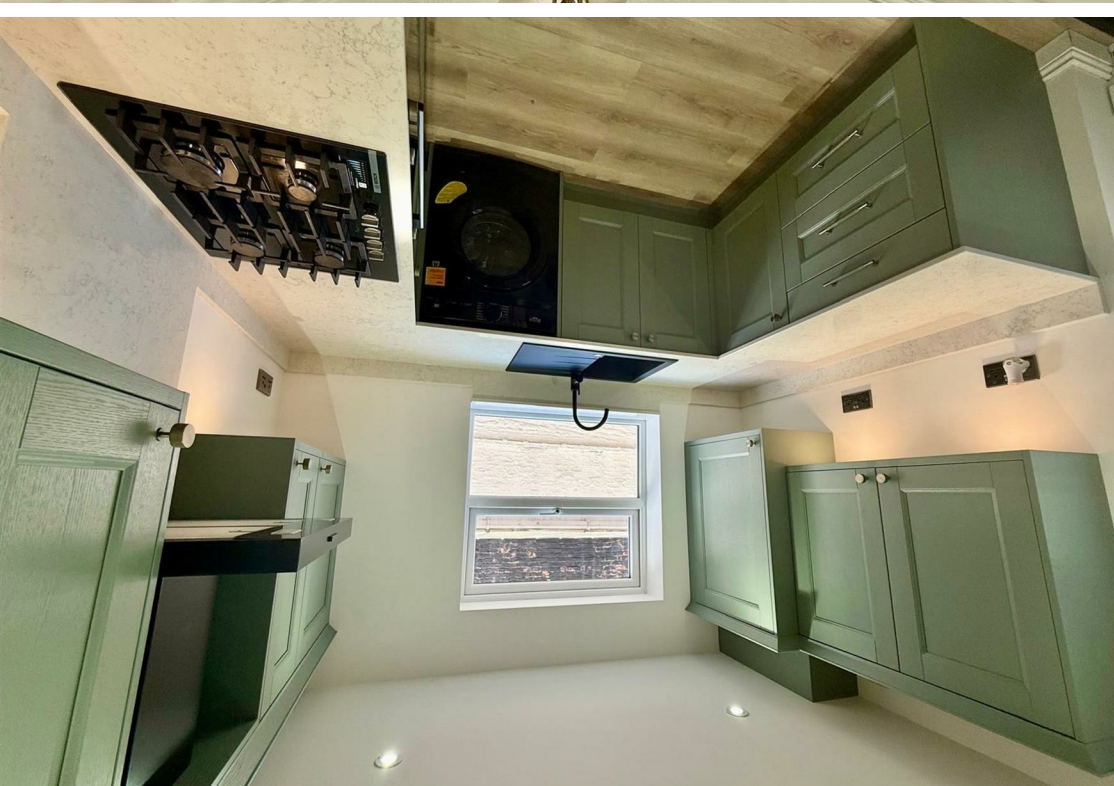




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64 BRIDGE STREET MACCLESFIELD SK11 6PY
£300,000

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**** NO ONWARD CHAIN **** A spacious period end-terrace property, ideally situated within the sought-after Christ Church Conservation Area, just a short walk from Chestergate's shops, the Picturedrome, the town centre and excellent public transport links. Beautifully retaining many original features synonymous with its era, the property boasts high ceilings, deep skirting boards, decorative corbels and ornate cornicing, all of which enhance its timeless character. Recently updated, this well-presented home blends period charm with modern convenience. The accommodation in brief comprises; entrance hall, living room, a separate dining room featuring a log burning stove and a recently fitted kitchen. Stairs from the dining room lead down to a useful cellar, providing excellent additional storage. To the first floor are three bedrooms and a stylish family bathroom. Externally, the property is set back from the road behind attractive iron railings. To the side, an up-and-over garage door provides access to a private courtyard, offering valuable off-road parking or the flexibility to be enjoyed as a low-maintenance courtyard garden. A courtesy gate provides additional access to the side.

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 Macclesfield Waters Green, travel along Sunderland Street continuing through the traffic lights onto Park Street, which becomes Park Lane after the mini roundabout. Take the third turning right onto Brown Street. This becomes Bridge Street and the property is on the right hand side on the corner of Waterloo Street West.

Entrance Hallway

High cornice ceilings, corbel, ceiling rose and deep skirting boards. Staircase to first floor landing. Radiator.

Living Room

122 x 121
Featuring high cornice ceiling and deep skirting boards. Ceiling rose and corbel. Stairs to the first floor. Radiator.

Dining Room

12'10 x 12'7
Featuring a log burning stove within chimney recess. Ceiling coving. Stairs down to the cellar. Double glazed sash window to the rear aspect. Radiator.

Kitchen

9'0 x 9'0
Recently fitted with a range of shaker style base units with quartz work surfaces over and matching wall mounted cupboards. Sink unit with mixer tap and drainer. Bosch four ring gas hob with Bosch extractor hood over and Bosch oven below. Space for washing machine and fridge/freezer. Recessed ceiling spotlights. Double glazed window to the rear aspect and composite door to the side.

Stairs Down To The Cellar

Cellar

15'0 x 11'4
Useful storage space. Window to the front aspect.

Stairs To The First Floor

Access to the loft space. Velux window. Ceiling coving. Ceiling rose.

Bedroom One

13'0 x 10'4
Double bedroom with double glazed sash window to the rear aspect. Deep skirting board. Ceiling coving. Radiator.

Bedroom Two

12'3 x 8'5
Double bedroom with double glazed sash window to the front aspect. Radiator.

Bedroom Three

9'0 x 7'5
Single bedroom with double glazed sash window to the front aspect. Ceiling coving. Radiator.

Bathroom

Recently fitted stylish white suite comprising: L-shape panelled bath with shower over and screen to the side, push button low level WC and vanity wash hand basin with additional storage to the side. Traditional Victorian style radiator. Recessed ceiling spotlights. Double glazed window to the rear aspect.

Outside

Carport/Courtyard

Externally, the property is set back from the road behind attractive iron railings. To the side, an up-and-over garage door provides access to a private courtyard, offering valuable off-road parking or the flexibility to be enjoyed as a low-maintenance courtyard garden. A courtesy gate provides additional access to the side.

Tenure

The vendor has advised us 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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