
jordan fishwick

4 Elizabeth Street, Macclesfield, Cheshire, SK11 6XP

** NO ONWARD CHAIN ** A spacious first floor apartment located just a short walk from Macclesfield town centre. This well presented two bedroom property offers modern and generously proportioned accommodation including secure off road parking, an open plan living/dining kitchen and two bathrooms. The accommodation in brief comprises; a bright and airy open plan living/dining kitchen area featuring five windows that allow plenty of natural light to flood in, two bedrooms including bedroom one with en-suite facilities and a family bathroom fitted with a white suite and a separate shower cubicle. Ideally situated within walking distance of the town centre and its excellent public transport links, this apartment is likely to appeal to a range of buyers including first time purchasers and buy-to-let investors. Externally, the property benefits from secure parking accessed via an electric shutter leading to the residents car park as well as additional visitor parking.

£185,000

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
Taking the exit off the Churchill Way roundabout in front of Halfords, onto Union Street. Take the next right onto Crossall Street and right again onto Elizabeth Street where the property will be found on the left.

Communal Entrance Hallway
Intercom entry system. Stairs to all floors.

Private Entrance Hallway
Intercom entry system. Built in cupboard housing the boiler. Radiator.

Open Plan Living/Dining/Kitchen
21'9" max x 15'10" max

Living/Dining Area
Bright and airy living/dining area with four double glazed windows allowing natural light to flood in. Two radiators. Door to balcony.

Kitchen Area
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Stainless steel sink unit with mixer tap and drainer. Inset four ring electric hob with extractor hood over and oven below. Integrated fridge/freezer and dishwasher. Space for a washing machine. Recessed ceiling spotlights. Breakfast bar with stool recess. Double glazed window.

Private Balcony
Composite decked seating area with space for a bistro table and chairs.

Bedroom One
12'0" x 11'2"
Double bedroom with double glazed window. Radiator.

En-Suite
Fitted with a white suite comprising; shower cubicle, low level WC with concealed cistern and pedestal wash basin. Tiled floor and part tiled walls. Electric shaver point. Recessed ceiling spotlights. Chrome ladder style radiator.

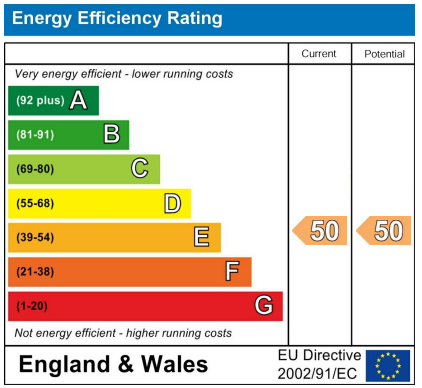
Bedroom Two
9'4" max x 11'9" max
Good size second bedroom with double glazed window. Radiator.

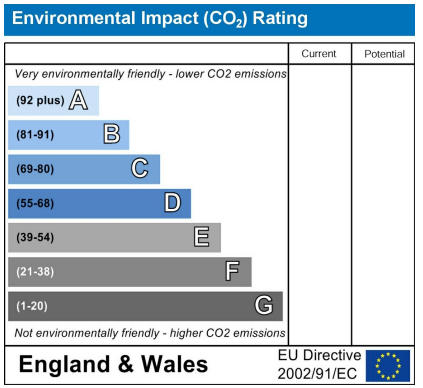
Bathroom
Fitted with a white suite comprising; tiled panelled bath, separate shower cubicle, low level WC with concealed cistern and pedestal wash basin. Tiled walls. Electric shaver point. Recessed ceiling spotlights. Chrome ladder style radiator.

Secure Parking
The property comes with one allocated parking space. The secure parking is accessed via an electric shutter leading to the residents car park as well as additional visitor parking.

Tenure
The vendor has advised that the property is Leasehold and that the council tax band is B. The vendor has advised that the management fee will be approx £90 per month. New leases will be granted upon sale of each flat. The anticipated term is 998 years from 25 March 1876. We would advise any perspective 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.





Email: macclesfield@jordanfishwick.co.uk

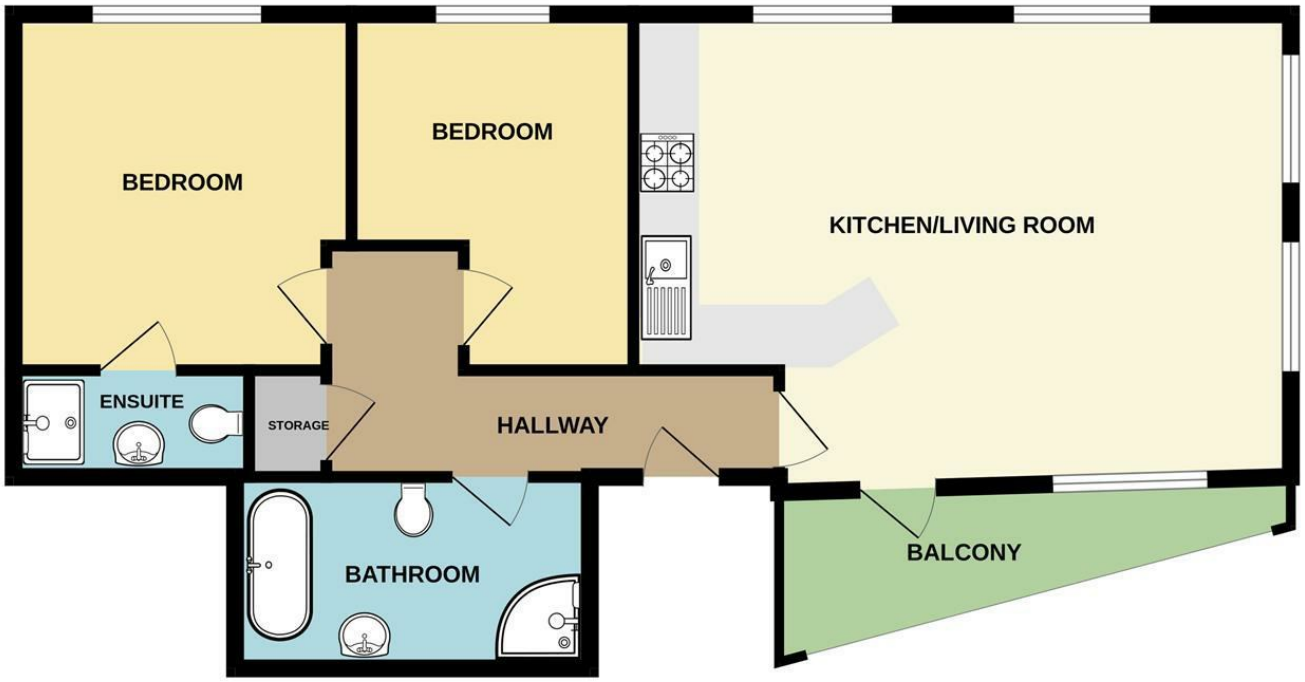








GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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