
jordan fishwick
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3 Millstone Passage, Macclesfield, Cheshire, SK11 7NZ

** NO ONWARD CHAIN ** Situated in a convenient location close to the town centre, this three storey weavers cottage offers plenty of potential for improvement. The property is within easy walking distance of a variety of local amenities, including shops, bars and restaurants together with excellent public transport links, including the train and bus stations. Although requiring full refurbishment, the property presents an excellent opportunity for a purchaser to create a home to their own taste and specification. The accommodation in brief comprises; a living room and kitchen to the ground floor. To the first floor is a double bedroom and bathroom, with a further double bedroom occupying the second floor. Externally, the property benefits from access to a communal yard.

£130,000

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
Leave Macclesfield in a southerly direction to the end of the Silk Road, continue through the traffic lights onto Mill Lane and turn third left onto Old Mill Lane, at the junction with Mill Green. Millstone passage is located next to the coffee shop.

Entrance Vestibule
Inset mat. Door to the living room.

Living Room
14'0 x 12'5 max
Feature fire place. Double glazed window to the front aspect. Meter cupboard. Ceiling rose. Radiator.

Kitchen
11'0 x 6'3
Fitted with a range of base units with work surfaces over matching wall mounted cupboards. one and a quarter bowl sink unit with mixer tap and drainer. Tiled returns. Space for a cooker and washing machine. Built in cupboard with space for a fridge/freezer. Stable style door to the communal garden and double glazed window to rear aspect. Stairs to first floor.

Stairs To The First Floor
Built in storage cupboard housing the Vaillant boiler. Additional storage cupboard over the stairs. Stairs to the second floor.

Bedroom Two
12'3 x 10'0 max
Double bedroom with double glazed window to the front aspect. Fitted with a range of built in wardrobes. Radiator.

Bathroom
Fitted with a panelled bath with shower off the taps and screen to the side, low level WC and pedestal wash hand basin. Part tiled walls. Double glazed window to the rear aspect. Radiator.

Stairs To The Second Floor

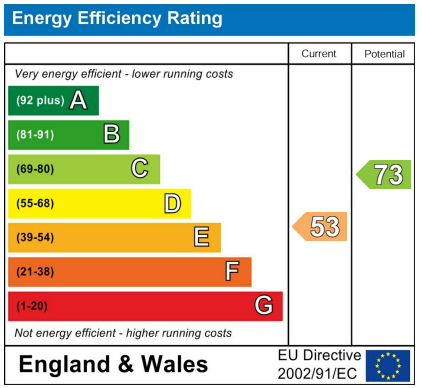
Bedroom One
12'4 x 11'4
Double bedroom with double glazed window to the front and rear aspect. Feature beams. Radiator.

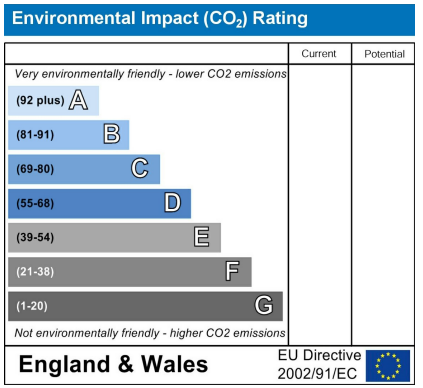
Outside

Communal Garden
To the rear is a communal yard.

Tenure
The vendor has advised that 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.





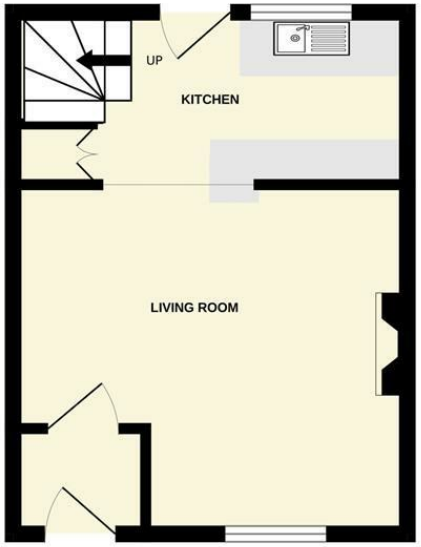




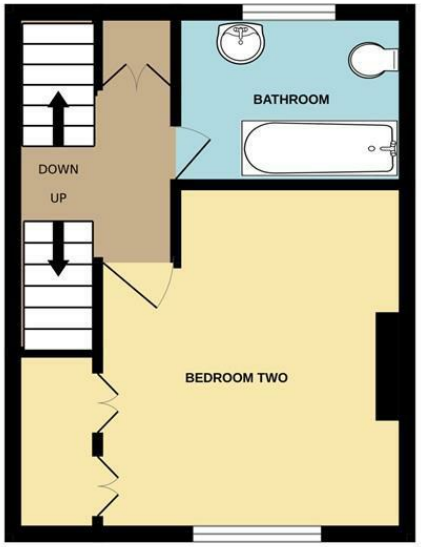




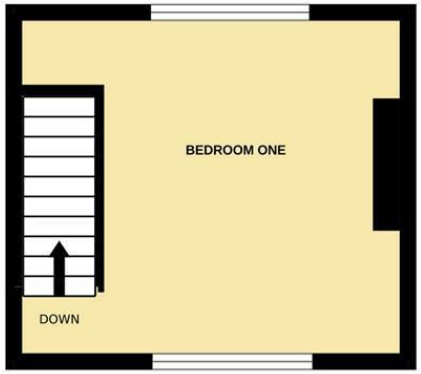
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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