



POWNALL  
STREET





# 83 Pownall Street, Macclesfield, SK10 1DG

**\*\* NO ONWARD CHAIN \*\*** This three bedroom end of terraced property offers an opportunity to create your ideal home or investment property. Located within walking distance of the town centre where you will find an array of shops, bars and restaurants as well as excellent public transport facilities such as the train and bus station. Although the property is in need of full refurbishment, the accommodation is spacious and allows the new owner(s) to put their own stamp on it. In brief the property comprises; vestibule, entrance hallway, living room, sitting/dining room, kitchen and lean to with access to the garden. To the first floor are two double bedrooms, a single bedroom and shower room. Externally, to the rear is a fenced and enclosed garden with courtesy gate to the side.

## £200,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Pownall Street is a perfect location for convenience, only a short walk from both Macclesfield's town centre and railway station. 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 along the Silk Road in a Northerly direction, turning left at the Tesco roundabout onto Hibel Road, taking the right hand lane and at the

traffic lights turn right onto Beech Lane. Take the first left onto Coare Street and the second left again onto Pownall Street where the property will be found on the left hand side.

#### Vestibule

Door to hallway.

#### Entrance Hallway

Stairs to the first floor.

#### Living Room

11'0 x 9'2

Double glazed window to the front aspect. Radiator.

#### Sitting/Dining Room

16'6 max x 12'7 max

Ample space for a dining table and chairs. Feature fireplace. Window to the rear aspect. Radiator.

#### Kitchen

13'4 x 7'0

Fitted with a range of wall and base level units with worktops over incorporating a one and a quarter bowl stainless steel sink with mixer tap and drainer. Tiled returns. Integrated four ring gas hob with extractor hood over. Built in double

oven. Space for washing machine and fridge. Double glazed window to the rear and door to the lean to.

### Lean To

Windows and door to the garden.

### Stairs To The First Floor

Cupboard housing the hot water tank and boiler. Built in airing cupboard.

### Bedroom One

12'7 x 10'3

Double bedroom fitted with a range of wardrobes. Double glazed window to the rear aspect. Radiator.

### Bedroom Two

11'0 x 9'8

Double bedroom fitted with a range of wardrobes. Double glazed window to the front aspect. Radiator.

### Bedroom Three

8'0 x 6'4

Single bedroom with double glazed window to the front aspect. Radiator.

### Shower Room

Fitted with a shower, low level WC and pedestal wash hand basin. Chrome ladder style radiator. Part tiled walls. Double glazed window to the rear aspect.

### Outside

### Garden

Externally, to the rear is a fenced and enclosed garden with courtesy gate to the side.

### Tenure

The vendor has advised that the property is Leasehold (Lease details TBC) 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.

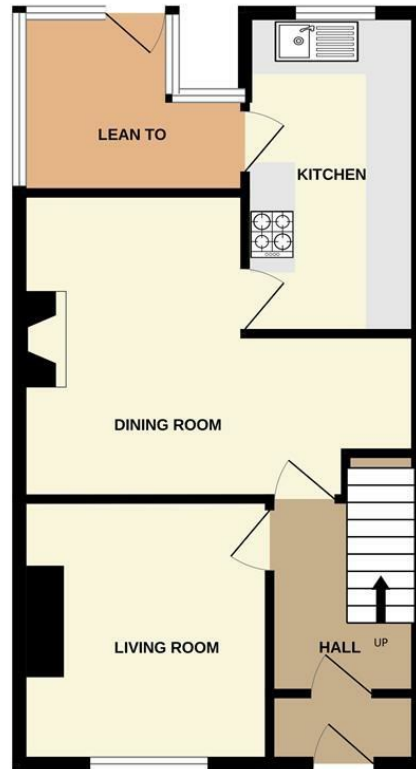
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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