



Brock Street, Macclesfield, SK10 1DH.
£175,500

Whittaker
& Biggs

Est. 1930

48 Brock Street, Macclesfield

Given the convenient location (literally minutes walk from town) this spacious, two double bedroom, middle terraced home is bound to attract significant attention and is available to purchase with no onward chain. There is also the benefit of a larger than average and private lawned rear garden, which measures approximately 40ft in length. The accommodation is well-proportioned and briefly comprises; hall, living room, 16ft dining kitchen with contemporary kitchen units and space for a dining table, landing, two good-sized bedrooms and a spacious bathroom. The property is warmed by a gas combination boiler and there is double glazing throughout. The well-established rear garden has a lawn, patio area and a handy outhouse for storage. Unlike many of the other terraced homes close to town, this particular property also has the benefit of a small front garden, which sets the property back nicely away from the road. This is a great all-round house with some very appealing extra features and given its proximity to town, and the well-proportioned bedrooms, it could make a good buy to let property as well as a first time property purchase. A pedestrian bridge over Hibel Road is located very close-by and this provides the quickest walking route into the town centre. A prompt viewing is highly recommended.



ACCOMMODATION

Hall

Upvc front door.

Living Room 13' 7" x 11' 8" (4.15m x 3.55m)

Double glazed window to front. Tiled hearth and stone surround incorporating T.V plinth. Picture rail. Radiator.

Dining Kitchen 16' 6" x 7' 10" (5.02m x 2.38m)

A range of fitted kitchen units to base and eye level with tiled splash backs. Space for gas cooker. Stainless steel extractor hood. Stainless steel one and a quarter bowl sink unit with mixer tap. Space for washing machine. Vokera combination gas central heating boiler. Under stairs storage cupboard. Radiator. Two double glazed windows to rear. Upvc double glazed door to rear. Recessed down-lights.

Landing

Loft hatch.

Bedroom One 16' 6" x 8' 10" maximum into recess and alcove (5.02m x 2.70m)

Double glazed window to front. Radiator. Alcove for wardrobe.

Bedroom Two 11' 0" x 8' 9" (3.35m x 2.66m)

Double glazed window to rear. Radiator.

Bathroom 7' 11" x 7' 6" (2.41m x 2.28m)

Paneled bath with shower over. Pedestal wash basin. Push button W.C. Part tiled walls. Radiator. Double glazed window to rear. Shelved storage cupboard.

Outside

To the rear is good sized rear garden being mainly laid to lawn and having a patio area. There is an outside water tap, fencing to the sides and an access gate to rear. There is also a handy outhouse for storage. To the front there is a walled and paved garden with gate.

Note:

Council Tax Band: B

EPC Rating: C

Tenure: Freehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Jordangate go straight over at the traffic lights onto Beech Lane and take the first turning on your left into Coare Street. Take the first turning on the left into Brock Street and the property can be found on the left hand side.

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