





12 Brocklehurst Manor Brocklehurst Avenue, Macclesfield, Cheshire SK10 2RX

This grade II* listed building dates back to the 1800's and was originally named Hurdsfield House and was built for a branch of the Brocklehurst family. In approximately 1999 it was converted into the apartment building it is today. This particular apartment can be found on the second floor and features charming original details such as exposed wooden beams and exposed Cheshire brickwork. This would be an excellent purchase for those looking to get onto the property ladder.

Approached via a secure communal entrance hall with resident storage, the property comprises; a private hall, living room, kitchen, bathroom and a double bedroom with access to large loft providing ample storage. The apartment is heated via a gas central heating system.

Brocklehurst Manor is set within well kept communal gardens and there is ample residents' parking available to the front of the building.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Hurdsfield Road taking the second turning on the left into Queens Avenue and second right into Brocklehurst Avenue. The gates to Brocklehurst Manor can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Secure Communal Entrance Hall

Second Floor

Entrance Hall

Secure front door with intercom system. Exposed wooden beams. Built-in storage cupboard. Fitted shelving. Dado rail. Single panelled radiator.

Living Room

16'07 x 13'06

Vaulted ceiling. Exposed wooden beams. Velux window. Dado rail. T.V. aerial point. Exposed Cheshire brick to feature wall.

Kitchen

12'02 x 6'04

Single drainer stainless steel sink unit with mixer tap and base unit below. An additional range of base units with contrasting work surfaces with tiled splashbacks. Built-in electric oven with four ring induction hob and extractor hood over. Space for fridge/freezer. Plumbing for automatic washing machine. Exposed wooden beams. Partially tiled walls. Velux window. Dado rail. Gas central heating and domestic hot water combination condensing boiler. Single panelled radiator.

Bedroom

17'10 x 9'08

Vaulted ceiling. Exposed wooden beams. Dado rail. Velux window. Wall light points.

Loft Storage

Accessed via the bedroom, this is a large space with ample storage, power and light and offers the potential to be used as a home office or similar purposes. Exposed wooden beams. Built-in storage cupboard.

Bathroom

The white suite comprises a tiled bath with rainfall shower head over and an additional detachable shower head, a pedestal wash basin and a low suite W.C. Partially tiled walls. Exposed wooden beams. Extractor fan. Vertical chrome heated towel rail.

Outside

The property is accessed via a secure communal entrance and is set within communal gardens. There is also adequate residents' parking.

Service Charge

There is a monthly service charge of £153.00 PCM. This includes the ground rent and buildings insurance.

£119,950

HOLDEN & PRESCOTT

Ground Floor





