HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

# 66 Brook Street, Macclesfield, SK11 7AD

## 66, Brook Street, Macclesfield, Cheshire SK11 7AD

Brook Street is a popular location being close to the centre of Macclesfield and boasting an impressive number of excellent period properties dating back to the Victorian period when the town was the centre of the major silk manufacturing industry. A fine example of just such a property, this particular home combines delightful and charming accommodation together with original period features. It is presented to the market in good order throughout with a fresh neutral décor and generously sized rooms.

The accommodation comprises; an Entrance Hall, Lounge, Dining Kitchen, Utility, downstairs W.C and a Rear Porch to the ground floor with access to the Cellar. To the the first floor, there are two Bedrooms and a Bathroom with the addition of an attic conversion to the second floor. The property benefits from gas fired central heating and uPVC double glazing throughout.

To the rear of the property there is a fully enclosed courtyard with the addition of a brick-built outhouse.

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.

From our office proceed towards the railway station turning right onto Sunderland Street. At the next set of traffic lights turn left ito Brook Street. proceed over the Silk Road and the property can be found on the left hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

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**Ground Floor**

**Entrance Hall**
Composit front door with glazing inset and fanlight over. Ceiling cornice. Period style moulded arch. Handrail to staircase. Double panelled radiator.

**Lounge**
13'01 x 10'00
Ceiling cornice. Fireplace with wooden surround and mantel (not in use). Meter cupboard. Deep skirting boards. uPVC double glazed window. Double panelled radiator.

**Dining Kitchen**
13'01 x 10'04
Single drainer one and a half bowl stainless steel sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with wood block work surfaces. Integrated electric oven and four ring gas hob with extractor hood over. Integrated dishwasher. Integrated fridge. Recessed spotlighting. Laminate flooring. uPVC double glazed window. Vertical chrome radiator.

**Utility**
7'10 x 7'01 max
Space for fridge/freezer. A Main combination style condensing boiler. Tiled flooring. uPVC double glazed window. uPVC door opening onto rear.

**Cloakroom/W.C.**
Hand basin with mixer tap and tiled splashback. Low suite W.C. Tiled flooring. Fitted shelving. uPVC double

**Rear Porch**
Accessed via the Utility Room. Plumbing for automatic washing washing machine. Fitted shelving. Access to rear garden via sliding door.

**Cellar**
12'06 x 6'06
Light Installed.

**First Floor**

**Landing**
Handrail and spindle balustrade to the staircase. Loft Access. Double panelled radiator.

**Bedroom One**
13'02 x 12'04 to wardrobe
Fitted wardrobe. Fitted chest of drawers. uPVC double glazed window. Double panelled raditor.

**Bedroom Two**
13'00 x 8'04 max
Fireplace with tiled hearth, wooden surround and mantel (not in use). uPVC double glazed window. Double panelled radiator.

**Bathroom**
The white suite comprises a panelled P shaped bath mixer tap, screen and rainfall thermostatic shower over with additional hand-held shower head, a pedestal wash basin with mixer tap and tiled splashback and a low suite W.C. Wall-mounted mirror-fronted medicine cabinet. Extractor fan. Recessed spotlighting. Partially tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

**Second Floor**

**Attic Space**
12'01 x 11'08
Fitted cupboard to the chimney recess. Velux window. Double panelled radiator.

**Outside**

**Gardens**
To the rear of the property there is a fully enclosed courtyard garden and a brick built out house.

**£218,000**

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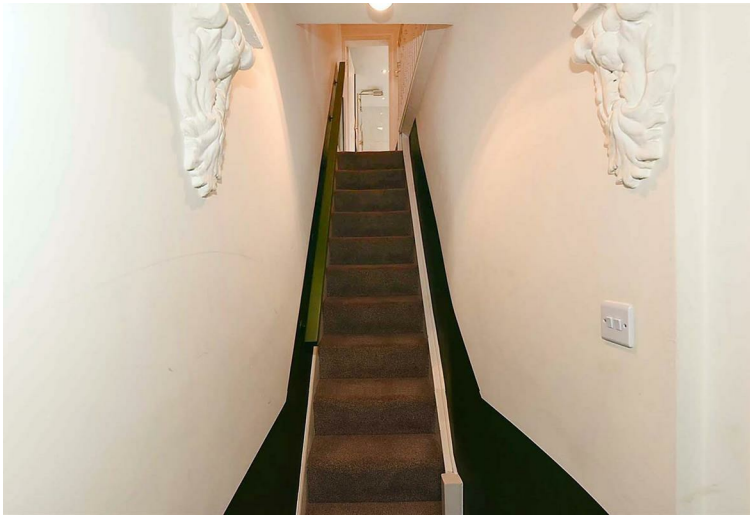

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