





26, Brookfield Lane, MACCLESFIELD, Cheshire SK11 7DG

This mature semi-detached house is a lovely family home as not only does it have a good location, it also offers well-proportioned accommodation with the benefit of a good-sized garden to the rear and views overlooking allotments and out towards the golf course from the front main bedroom. The property has been exceptionally well maintained over the years, albeit it is now at the stage where it would benefit from some updating. The property is available with no chain, providing the opportunity to move in with minimal fuss.

On the ground floor there is a hall, shower room, 16' living room and fitted kitchen whilst to the first floor there are three good sized bedrooms. Both gas-fired central heating and uPVC double glazing are installed.

There are gardens to the front and rear, the latter of which is of a very good size and has been gravelled for ease of maintenance but now provides a blank canvas to adapt to one's own taste.

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 Buxton Road (A537), turning right immediately after the canal into Black Road. Take the third turning on the left into Brookfield Lane where the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

uPVC double glazed window. Radiator

Lounge

15'11 x 10'6

Gas fire set within a brick surround with a quarry tiled hearth. Picture rail. Meter cupboard. Built-in dresser. Telephone point. T.V. aerial point. uPVC double glazed windows to both front and rear elevations. Two radiators.

Kitchen

11'6 x 10'9

Single drainer stainless steel sink unit with base units below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Gas cooker point. Plumbing for automatic washing machine. Breakfast bar. Built-in storage unit. Vaillant gas central heating and domestic hot water combination boiler. Understairs storage. uPVC double glazed window and door to rear garden.

Shower Room

The modern white suite comprises a fully tiled walk-in double shower, a pedestal wash basin and a low suite W.C. Fully tiled walls. Tiled flooring. Wall mounted mirror fronted cabinet. Extractor fan. Two uPVC double glazed windows. Vertical chrome heated towel rail.

First Floor

Landing

Loft access.



Bedroom One

15'10 x 9'8

Picture rail. uPVC double glazed windows to both front and rear elevations. Two radiators.

Bedroom Two

10'11 x 8'3

Picture rail. uPVC double glazed window. Radiator.

Bedroom Three

12'0 x 7'9

Picture rail. uPVC double glazed window. Radiator.

Outside

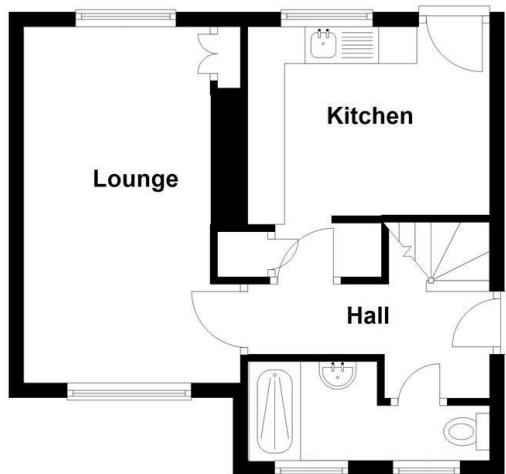
Gardens

To the front of the property there is a hedged gravelled garden for ease of maintenance whilst to the rear there are generous gardens which are fully enclosed with raised gravelled areas, again for ease of maintenance.

£262,950

HOLDEN & PRESCOTT

Ground Floor



First Floor

