





58, Brook Street, Macclesfield, Cheshire SK11 7AD

This attractive mid-terrace cottage provides well-presented accommodation that is warmed by gas-fired central heating, complemented by uPVC double glazing. It has been extremely well looked after over the years, and the most discerning of purchasers could look forward to moving in with a minimum of fuss. In brief, it comprises an entrance vestibule, lounge, kitchen on the ground floor, half cellar, two bedrooms and a bathroom on the first floor. To the rear, there is a small private yard.

One of the standout features of this property is its convenient location. Situated within easy reach of local amenities, parks, and transport links, you will find everything you need just a stone's throw away. Whether you are looking to explore the vibrant town centre or enjoy the scenic countryside, this home provides the perfect base for your lifestyle.

Additionally, the absence of a chain means that you can enjoy a smooth and straightforward purchasing process, allowing you to settle into your new abode without delay.

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, which has picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links, including national motorways, major roads, and train networks, as well as the West Coast Line, which is 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 onto 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

Ground Floor

Entrance Vestibule

Composite front door. Staircase to first floor.

Lounge

11'0 x 10'11

Living flame gas fire set within a tiled surround with marble hearth and timber surround and mantel. T.V. aerial point. Meter cupboard. uPVC double glazed window. Radiator.

Kitchen

11'0 x 11'2

Single drainer enamel sink unit with central mixer taps and Shaker style base units below. An additional range of matching base and eye level units with contrasting wood effect work surfaces and tiled splashbacks. Integrated oven. Integrated five ring stainless steel gas hob with extractor canopy and splashback. Integrated fridge. Integrated freezer. Plumbing for automatic washing machine. Built-in original storage unit. Understairs storage cupboard. Access to cellar. uPVC double glazed window and door to rear yard. Radiator.

Half Cellar

9'8 x 3'10

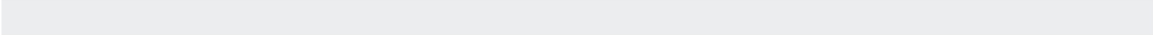
Power and light.

Landing

Bedroom One

11'0 x 10'11

Gas central heating and domestic hot water combination boiler. uPVC double glazed window. Radiator.



Bedroom Two

11'2 max x 5'3

Built-in storage cupboard. uPVC double glazed window. Radiator.

Bathroom

A white suite comprising a panelled bath with thermostatic shower over, a pedestal wash basin and a low suite W.C. uPVC double glazed window. Radiator.

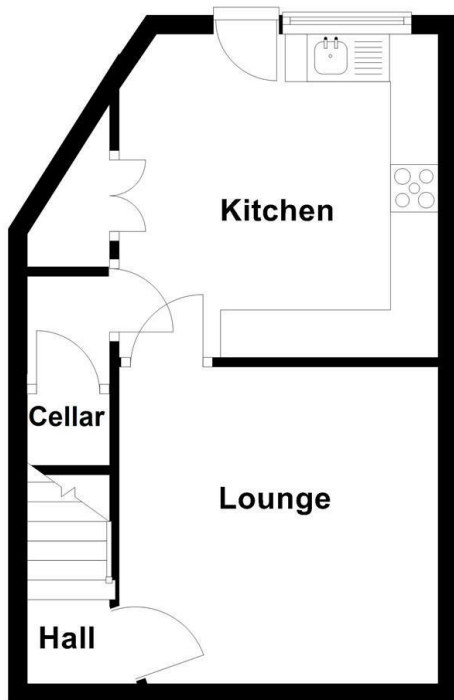
Outside

To the rear there is a small private yard.

£174,950

HOLDEN & PRESCOTT

Ground Floor



First Floor

