





159, Brocklehurst Avenue, Macclesfield, Cheshire SK10 2RH

*****CASH BUYERS ONLY***** This semi-detached family home presents a unique opportunity for those with a vision. Boasting three spacious bedrooms, this property is perfect for builders and speculators seeking a project. While the house is in need of updating and some structural repairs, it offers a blank canvas for renovation enthusiasts to transform it to their own specifications.

The property in brief comprises an entrance hall, a lounge, a dining room and a kitchen on the ground floor, whilst to the first floor there are three good-sized bedrooms and a shower room with a separate W.C. The property is set behind a small garden and a driveway, whilst to the rear there is an enclosed lawned garden.

This property is situated in a popular area, close to local amenities and transport links, making it a convenient choice for families and commuters alike.

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 (B5470), taking the second turning on the left into Queens Avenue and the second right into Brocklehurst Avenue. The property can be found on the left-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Vestibule

Double radiator.

Lounge

16'5 x 10'6

Living flame gas fire set within a stone surround. Ceiling cornice. Wall light points. uPVC double glazed windows to front and rear elevations. Radiator.

Dining Area

16'5 x 10'6

Understairs storage cupboard. Meter cupboard. uPVC double glazed window and door to rear garden. Double radiator.

Kitchen

15' x 7'

Single drainer stainless steel sink unit with base units below. An additional range of base and eye level units with work surfaces. Electric cooker point. Gas central heating and domestic hot water boiler.

First Floor

Landing

Airing cupboard.

Bedroom One

13'9 x 9'4

uPVC double glazed window. Radiator.

Bedroom Two

9'7 x 10'5

uPVC double glazed window. Radiator.

Bedroom Three

10'6 x 6'8

uPVC double glazed window. Radiator.

Shower Room

Fully tiled shower cubicle with thermostatic shower over. Vanity washbasin. Fully tiled walls. uPVC double glazed window. Chrome heated towel rail.

Separate W.C.

Low suite W.C. uPVC double glazed window.

Outside

Gardens

To the front of the property is a small garden area and driveway providing off-road vehicular parking whilst to the rear there is a fully enclosed rear garden.

Structural Issues

As mentioned, it is apparent that there are some structural issues with the property which are confirmed by cracking when viewing the property. These issues have been investigated by a qualified structural engineer whose findings are as follows.

CONCLUSIONS & RECOMMENDATIONS

From the above, we would comment that there were signs of structural movement to the property. This is principally affecting the front left corner but there was also some movement over the rear ground floor windows due to a poor lintel detail. The windows to the property do not generally appear to have lintels over the windows but those to the left side of the front elevation, including the front door area, have steel lintels over them but the remainder do not.

The defective brickwork and cracking over the left hand and right hand rear elevation windows show typical cracking due to the lack of an appropriate lintel. We would estimate costs in the region of £1500 per window opening to place a suitable stainless steel or galvanised lintel over the windows. With regard to the cracking in the front left corner, it appears as if foundation movement has taken place, as indicated by the diagonal cracking, and the upper part of these cracks is recent in nature. We note that there is a drain close to the front left corner of the property. It may be that leakage of the drain has caused softening of the bearing stratum, and it should be anticipated that some underpinning will be required in this area. Obviously, we have no knowledge of the depth of the foundations or the depths to an appropriate bearing stratum, but it should be anticipated that 4m or 5m of underpinning may be required, and of course, the cracks will require crack stitching and repairing internally and externally. We would anticipate costs for this item to be in the region of £10,000 - £15,000. It would be appropriate to do further investigation, if so required, in order to potentially come up with the appropriate structural scheme.





