



65 Brook Street, Macclesfield, SK11 7AD

**** NO ONWARD CHAIN **** A beautiful and elegantly presented, well proportioned, end of terraced property is set back from the road behind a dwarf wall and paved frontage. Conveniently located within walking distance of the town centre and Macclesfield train station. In brief the property comprises; living room featuring a log burning stove, dining room and kitchen. To the first floor are two good size bedrooms and a bathroom with a "claw foot" bath. To the rear of the property is a private courtyard garden with space for a bistro table and chairs.

£225,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions

From our office on Waters Green, follow the road down towards the railway station and turn right at the T-Junction onto Sunderland Street. Follow the road

through the first set of light and turn left onto Brook Street. Continue across the Silk Road through the lights where the property can be found after a short distance on the right hand side.

Living Room

12'6 x 11'6 max

Elegantly presented reception room featuring a log burning stove set within the chimney breast. Laminate floor. Picture rails. Double glazed window to the front and side aspect. Radiator.

Dining Room

11'2 x 10'0

Ample space for a dining table and chairs. Stairs to the first floor. Picture rails. Double glazed window to the side aspect. Radiator.

Cellar

11'7" x 10'8"

Kitchen

8'6 x 7'7

Fitted with a range of base units with work surfaces over and matching wall

mounted cupboards. Tiled returns. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with oven below. Space for a washing machine and upright fridge freezer. Double glazed window and door to the private courtyard.

Stairs To The First Floor

Double glazed window to the side aspect.

Bedroom One

12'6 x 11'6 max

Double bedroom with double glazed window to the front aspect. Feature circular window to the side aspect. Radiator.

Bedroom Two

11'3 x 7'0

Good size second bedroom. Velux window. Radiator.

Bathroom

8'0 x 7'10

Fitted with a claw foot bath with shower fittings off the tap, low level WC and pedestal wash hand basin. Double glazed window to the rear and side aspect. Wall mounted boiler. Radiator.

Outside

Private Southerly Facing Courtyard

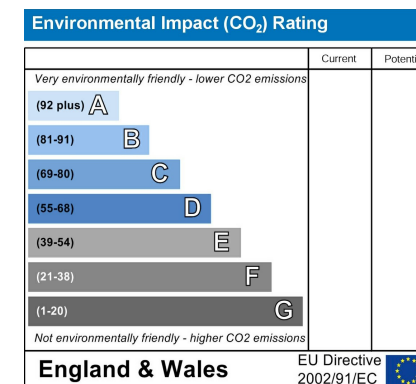
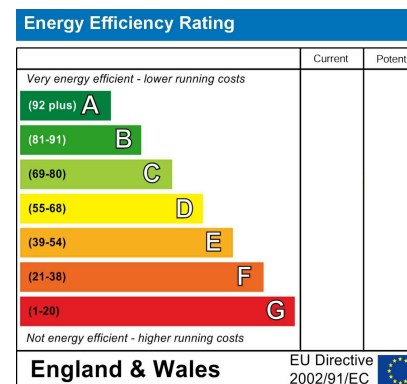
To the rear of the property is a private Southerly facing courtyard with space for a bistro table and chairs. Gated access to the rear.

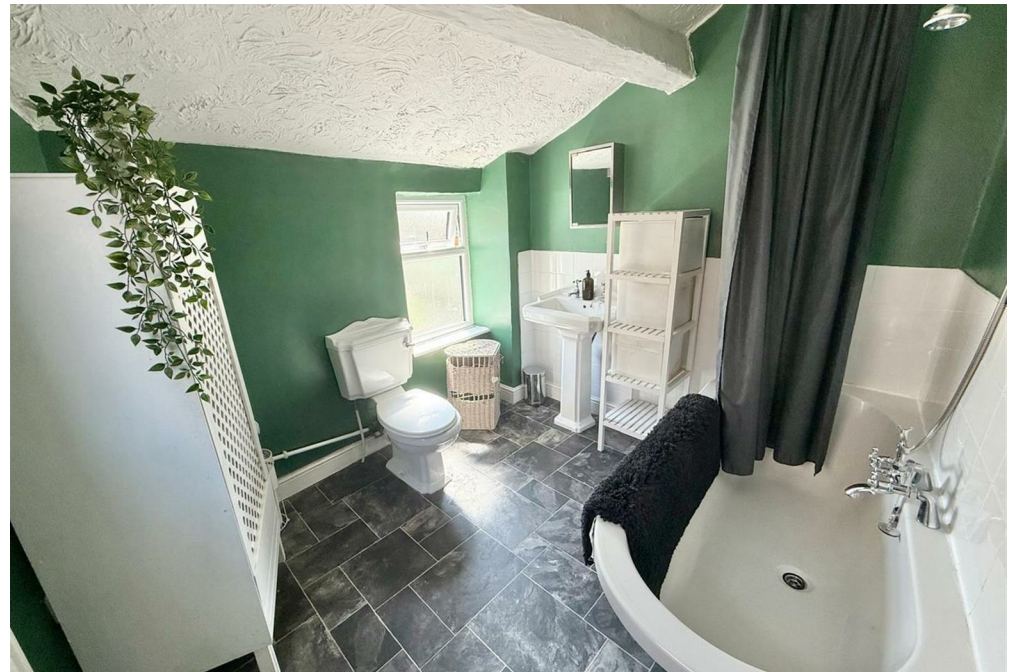
Tenure

The vendor has advised us that the property is Freehold.

The vendor has also advised us that the property is council tax band B.

We would recommend any prospective buyer to confirm these details with their legal representative.







Measurements are approximate. Not to scale. Illustrative purposes only
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