





5 Brocklehurst Manor, Brocklehurst Avenue, Macclesfield, Cheshire SK10 2RX

Set within the impressive Brocklehurst Manor, this charming ground-floor apartment forms part of a distinguished Grade II* listed building dating back to the 1800s. Originally known as Hurdsfield House, the property was constructed for a branch of the notable Brocklehurst family and was thoughtfully converted into the apartment development seen today around 1999.

This attractive apartment retains a wealth of character, showcasing delightful period features including exposed Cheshire brickwork and elegant sash windows, which combine beautifully with modern comforts.

The well-presented accommodation briefly comprises an entrance hall leading to a spacious open-plan lounge/dining kitchen. The principal bedroom benefits from an en-suite shower room, while a second double bedroom is served by a stylish main bathroom. Further benefits include gas-fired central heating.

Externally, Brocklehurst Manor is set within well-maintained communal gardens, offering pleasant surroundings for residents, along with ample residents' parking located to the front of the building.

This property represents an excellent opportunity for first-time buyers or those looking to step onto the property ladder, combining character, convenience and a desirable residential setting.

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 taking the second turning on the left into Queens Avenue and second right into Brocklehurst Avenue. The gates to Brocklehurst Manor can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Communal Entrance

Security intercom system.

Entrance Hall

Solid wood door. Security intercom system. Ceiling cornice. Recessed spotlighting. Deep skirting boards. Solid wood door opening to the side elevation.

Open-Plan Lounge/Dining Kitchen

26'01 x 15'05

Recessed fireplace with exposed Cheshire brick. Shelving to the chimney recess. Recessed spotlighting. Deep skirting boards. Kitchen Area: Ceramic Butler sink with mixer tap and base unit below. An additional range of matching base and eye level units with wood block work surfaces over. Space for a range style cooker with extractor hood with lighting over. Space for an American style fridge/freezer. Cupboard housing the Vaillant combination condensing boiler. Partially tiled walls. Tiled flooring. Recessed spotlighting. Two sash windows with plantation shutters.

Bedroom One

12'05 x 10'08

Recessed spotlighting. Deep skirting boards. Sash window with plantation shutters. Column radiator.

En-suite Shower Room

Fully tiled cubicle with electric shower over. Pedestal washbasin. Low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Shaver point. Extractor fan. Recessed spotlighting. Traditional radiator/heated towel rail.

Bedroom Two

13'03 x 6'10

Ceiling cornice. Recessed spotlighting. Deep skirting boards. Sash window with plantation shutters. Column radiator.

Bathroom

The white suite comprises a free standing bath with central mixer tap and hand-held shower attachment, a pedestal washbasin and a low suite W.C. Utility cupboard housing plumbing for automatic washing machine and space for a tumble dryer. Partially tiled walls. Shaver point. Recessed spotlighting. Extractor fan. Tiled flooring. Sash window with plantation shutters. Vertical radiator.

Outside

Gardens

Set within well-maintained communal gardens, with a courtyard garden area to the rear, the perfect spot for enjoying a coffee or glass of wine outdoors.

Parking

Adequate residents parking.

Tenure & Management Fee

A term of 200 years from 2000. There is a monthly service charge of £157.00. The ground rent is included within this charge.

£225,000

HOLDEN & PRESCOTT





