jordan fishwick
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19 Brookfield Lane, Macclesfield, SK11 7DG

A beautifully presented two bedroom end of terrace home ideally located in one of Macclesfield's most desirable areas. Surrounded by picturesque countryside, it's perfect for walking enthusiasts and benefits from close proximity to Leadbeater's Reservoir, local shops, Puss Bank School and the Macclesfield Canal. The town centre is just a short distance away offering excellent public transport links. The property has been well maintained throughout and lovingly cared for over the years with the added advantage of an attached garage providing off road parking. In brief the accommodation comprises; living room featuring a log burning stove, dining room and kitchen. To the first floor are two bedrooms and a family bathroom fitted with a white suite. Externally, the property benefits from an attached garage with an electric roller door, whilst to the rear there is a low maintenance Southerly facing fenced and enclosed garden and featuring a spacious stone patio, ideal for al fresco dining and entertaining family and friends.

£270,000

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

Leaving Macclesfield along Buxton Road (A537) and continuing over the canal, turn right onto Black Road and then take the third turning on the left onto Brookfield Lane where the property can be found on the right hand side just past Hollands Place.

Living Room

12'5 x 11'2

Decorated in neutral colours and featuring a log burning stove. Laminate floor. Ceiling coving. Double glazed window to the front aspect. Radiator. Door through to the dining room.

Dining Room

9'5 x 9'0

Ample space for a dining table and chairs. Stairs to the first floor. Built in understairs storge cupboard with space for an upright fridge/freezer. Additional under stairs storage cupboard. Laminate floor. Double glazed window to the rear aspect. Radiator.

Kitchen

7'9 x 5'8

Fitted with a range of base units with work surfaces over, tiled returns and matching wall mounted cupboards. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Space for a dishwasher. Tiled floor. Chrome ladder style radiator. Double glazed window to the rear aspect. Door to the garden.

Stairs To The First Floor

Access to the loft space. Built in storage cupboard.

Bedroom One
11'3 x 10'4
Double bedroom fitted with a range of wardrobes. Double glazed window to the front and side aspect. Radiator.

Bedroom Two
7'4 x 5'10
Single bedroom with double glazed window to the rear aspect. Radiator.

Bathroom
Fitted with a white suite comprising; panelled bath with shower off the taps and screen to the side, low level WC and vanity wash hand basin. Built in airing cupboard housing a Worcester boiler. Part tiled walls. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the rear aspect.

Outside

Utility (Back Of Garage)
8'2 x 5'10
Space for a washing. Stainless steel sink unit with mixer tap and drainer. Radiator. Double glazed window and door to the rear aspect. Door to the garage.

Attached Garage
14'8 x 9'2
Attached garage providing off road parking. Electric roller door. Power and lighting. Access to the loft space with opening window to the rear ideal for sliding ladders through.

Southerly Facing Garden
To the rear there is a low maintenance Southerly facing garden fenced and enclosed and featuring a spacious stone patio, ideal for al fresco dining and entertaining family and friends. Access to the utility and garage. Courtesy gate to the side.

Tenure
The vendor has advised us that the property is Freehold and that the council tax is band B. We would advise any prospective buyer to confirm these details with their legal representative.

Anti Money Laundering - Note
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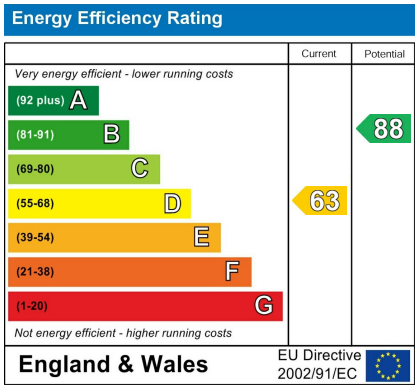

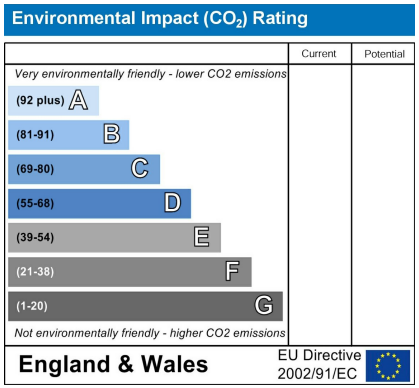

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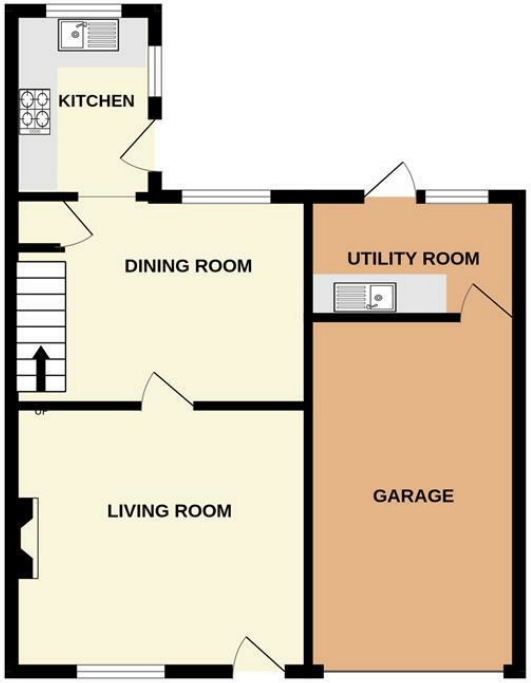
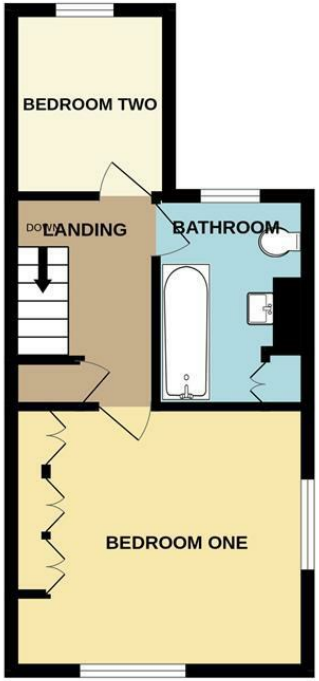


1ST FLOOR



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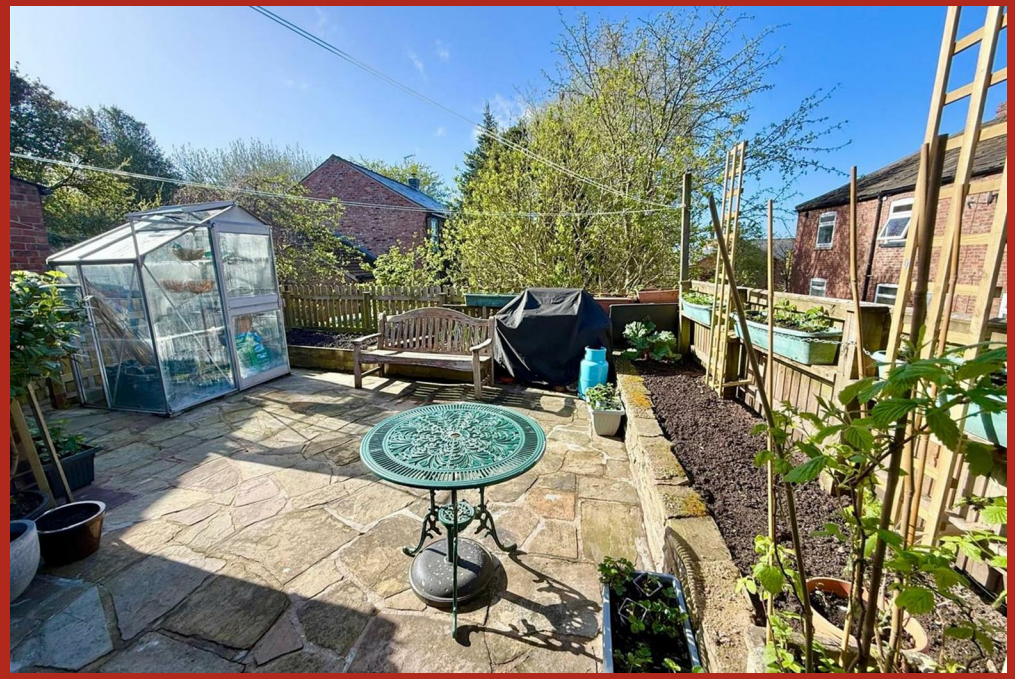
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