



## 59 Brookfield Lane, Macclesfield, SK11 7DQ

£250,000

- A three-bedroom home offering excellent potential for renovation.
- The kitchen is positioned at the rear of the property and offers a strong footprint for modernisation, with the potential to reconfigure or extend.
- Externally, the property benefits from a large enclosed rear garden.
- A generous living room with ample space for both seating and dining.
- Upstairs, there are three well-proportioned double bedrooms, each offering plenty of scope for updating.

# 59 Brookfield Lane, Macclesfield SK11 7DQ

A three-bedroom home offering excellent potential for renovation, ideal for buyers looking to add value and personalise a property to their own taste. Situated just off Buxton Road, the house enjoys a convenient location close to the train station, shops, and a range of local amenities.

The accommodation comprises an entrance hall leading to a downstairs WC, a family bathroom with a shower over the bath, and a generous living room with ample space for both seating and dining. The kitchen is positioned at the rear of the property and offers a strong footprint for modernisation, with the potential to reconfigure or extend (subject to planning permission) to create a larger open-plan dining kitchen if desired. From the kitchen, a door opens directly onto the rear garden, providing an excellent opportunity to blend indoor and outdoor living. Upstairs, there are three well-proportioned double bedrooms, each offering plenty of scope for updating or redesigning to suit individual requirements.

Externally, the property benefits from a large enclosed rear garden, perfect for families or future development potential, along with a driveway.



Council Tax Band: C







## Directions

## Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

## EPC Rating:

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

**Ground Floor**



**First Floor**

