



26 Brock Street, Macclesfield, SK10 1DL

£290,000

- This characterful three double bedroom weaver's cottage enjoys a superb position.
- Beyond this, a recently installed shaker-style kitchen, from here, doors open out to the rear yard.
- The top floor is dedicated to the impressive principal bedroom, a walk-through wardrobe and a newly fitted bathroom.
- On entering, you are welcomed into a spacious and beautifully presented lounge/dining area.
- The first floor comprises two well-proportioned bedrooms along with a stylish, modern bathroom.
- On-street parking.

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Set along Brock Street, this characterful three double bedroom weaver's cottage enjoys a superb position within comfortable walking distance of Macclesfield's thriving town centre. The area is well known for its attractive market square, independent shops, inviting cafés and a wide range of dining options, while excellent transport links, including direct rail services to Manchester and London, make it particularly appealing for commuters. Its location on the northern side of town also provides straightforward access towards Stockport and Manchester by road.

The property offers a wonderful balance of period charm and modern convenience. On entering, you are welcomed into a spacious and beautifully presented lounge/dining area, where a feature log burner creates a cosy focal point and enhances the home's warm, inviting feel. The layout flows effortlessly into the dining space, making it ideal for both everyday living and entertaining. Beyond this, a recently installed shaker-style kitchen provides a timeless design paired with practical functionality, offering ample storage and workspace. From here, doors open out to the rear yard, creating a pleasant extension of the living space during warmer months.

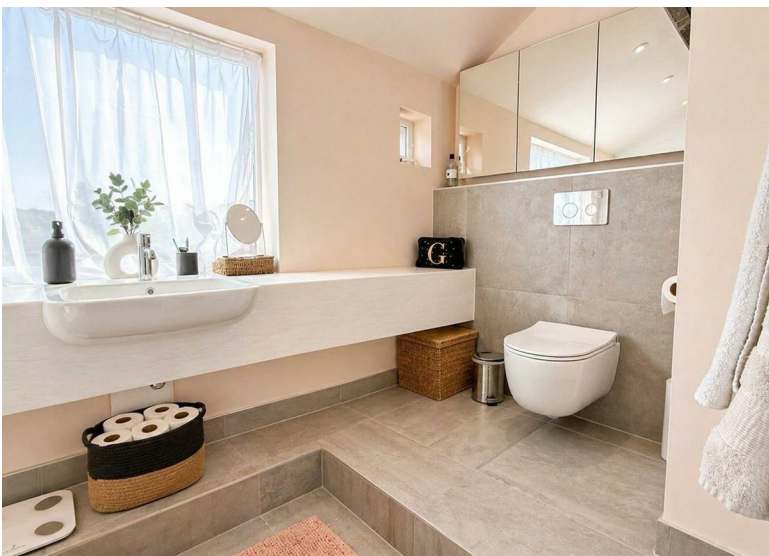
The first floor comprises two well-proportioned bedrooms along with a stylish, modern bathroom fitted to a high standard. The top floor is dedicated to the impressive principal bedroom, which benefits from generous proportions and an abundance of natural light. This level also includes a walk-through wardrobe leading to a newly fitted bathroom, complete with a walk-in shower and elevated views stretching across the Cheshire countryside.

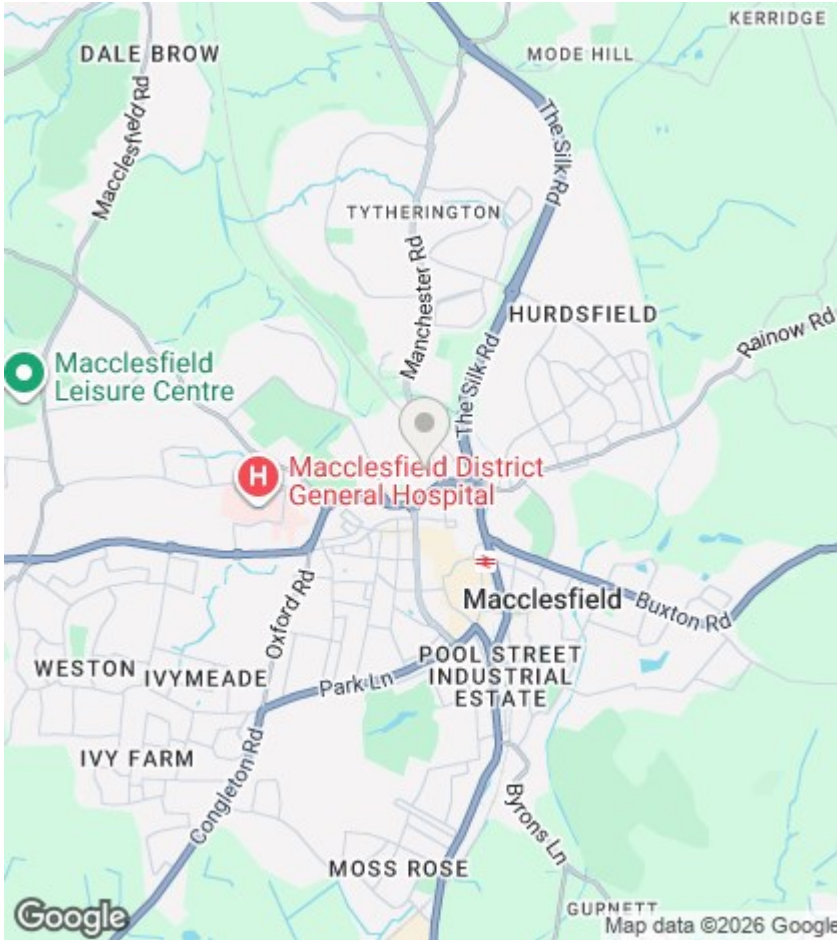
Additional benefits include on-street parking and a layout that makes excellent use of space throughout, resulting in a home that is both practical and full of character.



Council Tax Band: B







Viewings

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

EPC Rating:

D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 