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**SALE**

# Rooftops

**Sales Letting & Management**



## *Brook Street, Cheshire East, SK11 7AD*

MID TERRACE

TWO DOUBLE BEDROOMS

PRIVATE PAVED REAR GARDEN

RENOVATION PROJECT

SCOPE FOR LOFT CONVERSION

HIGH CEILINGS & SPACIOUS ROOMS

A spacious two-bedroom mid-terrace property, in need of full refurbishment, located within easy reach of the town centre and railway station, ideal for commuters, first-time buyers, or investors. Briefly comprising: entrance hall with door to cellar, lounge, dining room opening into a kitchen. The first floor offers two good size double bedrooms and a bathroom with a three-piece suite. The loft room presents excellent potential for conversion into a third double bedroom, subject to relevant building, fire regulations and planning permissions. With a skylight window and exposed beams, it could become a stylish top-floor master bedroom. Externally, there is a private courtyard garden. The property is close to a variety of amenities including independent shops, cafés, and restaurants, with direct rail links to Manchester Piccadilly and Euston. The nearby Peak District provides superb countryside and outdoor activities. GFCH, double glazing, EPC rating D, Council Tax Band B. Freehold

Asking Price

**£199,950**

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## ENTRANCE HALL

UPVC front door, two ceiling lights, fitted door mat, carpet floor, smoke alarm and access to cellar

## LIVING ROOM

10'10" (3m 30cm) x 13'3" (4m 3cm)

Internal wooden door with a brass handle, double-glazed window to the front, central ceiling light, telephone point, and a double panel radiator.

Carpeted flooring, cupboard housing the electric meter and fuse box, feature brick fireplace, picture and dado rails, one double and one triple power socket.

## DINING ROOM

11'6" (3m 50cm) x 12'6" (3m 81cm)

Internal wooden door with a brass handle, central ceiling light, and a double panel radiator. Carpeted flooring, feature brick fireplace and stone hearth and built in shelf/seat, double power socket. Stairs to first floor.

## KITCHEN

13'9" (4m 19cm) x 8'6" (2m 59cm)

Modern cream units with a stainless steel single drainer sink and mixer tap, plumbing and space for a washing machine, Beko dishwasher, Neue oven, and 4-ring gas hob with extractor above. Integrated fridge and separate freezer. Wall-mounted Worcester central heating boiler. Wood-effect worktops, part-tiled walls, ceiling spotlights, and power points. Rear window and wooden stable door leading to the courtyard.

## CELLAR

10'5" (3m 17cm) x 12'4" (3m 75cm)

Cellar room beneath the front lounge and entrance hall, providing storage with power and lighting. Front-facing window. Fridge freezer and gas meter.

## BEDROOM 1

14'2" (4m 31cm) x 13'3" (4m 3cm)

Generously sized double bedroom featuring two double-glazed windows to the front, ceiling light, single panel radiator, four double power sockets, and carpeted flooring.

## BEDROOM 2

8'8" (2m 64cm) x 12'7" (3m 83cm)

Double bedroom with a single-glazed window to the rear, ceiling light, single panel radiator, two double power sockets, and carpeted flooring.

## BATHROOM

7'2" (2m 18cm) x 8'8" (2m 64cm)

## Floorplans



Rear-facing double-glazed window. White bathroom suite comprising a panelled bath with shower over, shower area with waterproof wall panels (in place of tiling), shower screen, pedestal wash hand basin, low-level WC, stainless steel heated towel rail, laminate flooring, wall-mounted shaving mirror, ceiling light, and extractor fan.

#### **LOFT**

*14' (4m 26cm) x 17'4" (5m 28cm)*

Potential to convert into a third double bedroom or master suite, subject to obtaining any necessary building, fire, and planning approvals. Features include a double panel radiator, central ceiling spotlight, three double power sockets, Velux window, under-eaves storage, exposed beams, and carpeted flooring.

#### **COURTYARD GARDEN**

Enclosed walled rear courtyard garden featuring a section of astro turf, steps leading up to a paved area with a flower bed, and a rear gate.

#### **DISCLAIMER**

DISCLAIMER Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statement or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.

#### **DISCLAIMER.**

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.