



174 Brocklehurst Avenue, Macclesfield, SK10 2RH

£200,000

- This three-bedroom mid-terrace home offers significantly more upstairs space than many similar properties thanks to useful loft alterations.
- On the first floor there are three bedrooms and a modern bathroom fitted with a white four-piece suite.
- Outside, there are gardens to both the front and rear, offering a pleasant level of privacy.
- The ground floor accommodation includes an entrance hall, a dining kitchen, a living room, and the conservatory.
- A staircase from the landing leads up to the attic loft space, which is divided into three main sections.

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This three-bedroom mid-terrace home offers significantly more upstairs space than many similar properties thanks to useful loft alterations that create easily accessible additional areas. Alongside the well-proportioned ground floor, the property also benefits from a spacious brick-built conservatory and a practical family layout, with the living room leading off the dining kitchen, which forms the heart of the home.

The house is fitted with double glazing and gas central heating powered by a Worcester combination boiler.

The ground floor accommodation includes an entrance hall, a dining kitchen, a living room, and the conservatory. On the first floor there are three bedrooms and a modern bathroom fitted with a white four-piece suite. A staircase from the landing leads up to the attic loft space, which is divided into three main sections, each featuring Velux windows, although head height is limited.



Council Tax Band: B







Directions

Viewings

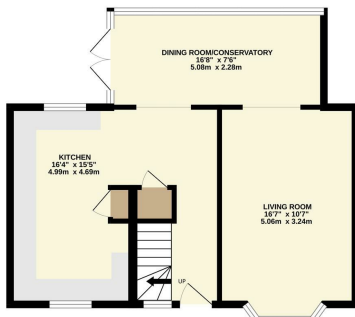
Viewings by arrangement only. Call 01625 430044 to make an appointment.

EPC Rating:

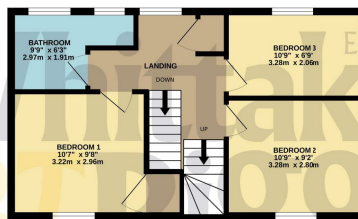
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

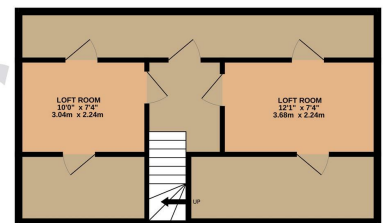
GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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