



## Brook Street, Macclesfield, SK11 7AD

£260,000

A fine Victorian middle terrace, dating back to the mid-1860s, offering deceptively spacious accommodation that has been sympathetically updated to an excellent modern standard.

An inviting hallway leads to two generous reception rooms — a stylish lounge to the front with feature fireplace, and a separate dining room ideal for entertaining. The kitchen is fitted with a range of contemporary units including an integrated oven and hob, and a door leads down to the cellar, which has been divided into one and a half chambers providing superb storage and utility space.

Upstairs, the landing features a large skylight allowing natural light to flood the space. There are two generous double bedrooms, both with period fireplaces, and a luxurious bathroom fitted with a roll-top claw-foot bath, separate shower enclosure, WC and wash basin, complemented by tasteful tiling and period detailing.

The property retains much of its original charm, including sash-style windows, panel doors and high ceilings, yet benefits from recent works including a full damp proof course, professional sound insulation, updated windows and doors, and exterior improvements — all enhancing comfort and energy efficiency.



# 41 Brook Street, Macclesfield, SK11 7AD

## Entrance Hall

A welcoming hallway showcasing high ceilings and traditional detailing, giving access to both reception rooms.

## Lounge 11'8" x 14'0" (3.56m x 4.28m)

A stylish yet cosy main reception room featuring a striking deep green accent wall, decorative coving, and a classic period fireplace with cast-iron insert. A large sash-style window with shutters allows natural light to flood the space, creating a warm and inviting atmosphere.

## Dining Room 11'8" x 11'10" (3.56m x 3.61m)

A generous second reception room ideal for entertaining or home working, with another feature fireplace and large rear window. This versatile space comfortably accommodates a dining table, workstation, or additional seating area.

## Kitchen 9'1" x 8'7" (2.78m x 2.62m)

Beautifully fitted with modern units and solid wood worktops, open shelving, and integrated oven with hob and extractor. Tiled flooring and a door to the rear courtyard complete this practical and stylish space.

## Cellar

Providing excellent storage and utility options with lighting and power — ideal for laundry, bikes, or household essentials.

## First Floor

### Landing

A bright open landing featuring a contemporary pendant light and statement wall art — a lovely space that ties the home's modern aesthetic together.

## Bedroom One 15'6" x 11'9" (4.74m x 3.59m)

A superb principal bedroom with elegant proportions, high ceilings,

period fireplace and large window to the front elevation. Tastefully decorated with soft tones, creating a calm and restful feel.

## Bedroom Two 9'3" x 14'4" (2.84m x 4.38m)

A comfortable double bedroom with original fireplace, ample space for wardrobes and drawers, and a pleasant view to the rear.

## Bathroom 11'8" x 8'2" (3.58m x 2.51m)

A stunning feature of the home — a spacious four-piece bathroom complete with freestanding claw-foot bath, large walk-in shower with crittall-style screen, WC and wash basin. Finished with white metro tiles, dark panelling and stylish fixtures, creating a luxurious spa-like retreat.

## Exterior

The property features a traditional garden frontage with wrought-iron boundary and steps to the front door. To the rear, the courtyard garden enjoys a private, south-facing aspect with a blend of decking and stone patio, ideal for outdoor dining or evening relaxation. Secure gate access leads to the rear passageway.

## Location

Ideally positioned within walking distance of Macclesfield town centre, the train station, and a wide range of amenities. Brook Street is a well-regarded address combining period charm with everyday convenience — perfect for commuters, couples, or professionals seeking an easy, stylish lifestyle in the heart of the town.





