

*jordan*fishwick



73 Brocklehurst Avenue, Macclesfield, Cheshire, SK10 2RF

**** NO ONWARD CHAIN **** A spacious three bedroom family home ideally situated within a sought after residential development. The property enjoys a convenient position within walking distance of picturesque countryside walks and a range of local amenities whilst also providing easy access to nearby schools, the town centre and excellent transport links. Although the property would benefit from some general cosmetic updating, the well proportioned accommodation offers an excellent opportunity for the new owner to personalise and put their own stamp on the property. The accommodation in brief comprises; an entrance hallway, dual-aspect living room, L-shaped dining kitchen and lean to. To the first floor are three well proportioned bedrooms and a shower room. Externally, the property is set back from the road behind a private driveway, providing off road parking. To the rear is a private fenced and enclosed garden predominantly laid to stone paved patio and complemented by shrubs and planted borders. Beyond this is a further secluded area offering a versatile space that would be ideal for growing vegetables, creating a garden retreat or adapting to suit a variety of uses.

£250,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions

From Macclesfield Waters Green, travel under the railway bridge and turn left onto the A523 Silk Road. At the roundabout, take the third exit onto the B5470 Hurdsfield Road. Turn left onto Queens Avenue and then take the first right onto Brocklehurst Avenue where the property can be found on the left hand side.

Entrance Hallway

Stairs to the first floor. Tiled floor. Radiator.

Dual Aspect Living Room

16'5 x 9'6

Dual aspect living with double glazed window to the front and rear aspect. Coal effect living flame gas fire and surround. Radiator.

L-Shape Dining Kitchen

Kitchen

16'5 x 9'0

Fitted with a range of base units with granite work surfaces over and wall mounted cupboards. Underhung one and a quarter bowl stainless steel sink unit with mixer tap. Five ring gas hob with extractor hood over. Built in double oven. Integrated fridge/freezer, washing machine and dishwasher all with matching cupboard fronts. Two pull out larder cupboards. Tiled floor. Recessed ceiling spotlights. Double glazed window and to the front and rear aspect.

Dining Area

7'5 x 6'5

Space for a dining table and chairs. Understairs storage cupboard. Double doors to the lean to/conservatory.

Lean To

10'0 x 7'8

Windows and door to the garden. Tiled floor. Radiator.

Stairs To The First Floor

Built in storage cupboard housing a Vaillant boiler. Double glazed window to the rear aspect.

Bedroom One

13'7 x 9'4

Double bedroom fitted with a range of wardrobes, cupboards and drawers. Access to the loft space. Double glazed window to the front aspect. Radiator.

Bedroom Two

10'8 x 10'0

Double bedroom with double glazed window to the front aspect. Over stairs storage. Radiator.

Bedroom Three

10'7 x 6'10

Good size third bedroom with built in wardrobe. Double glazed window to the rear aspect. Radiator.

Shower Room

Walk in shower and wash hand basin. Tiled walls and floor. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the rear aspect.

Separate WC

Push button low level WC. Double glazed window to the rear aspect. Recessed ceiling spotlights.

Outside

Driveway

A driveway to the front provides off road parking. Courtesy gate to the side.

Private Garden

To the rear is a private fenced and enclosed garden predominantly laid to stone paved patio and complemented by shrubs and planted borders. Beyond this is a further secluded area offering a versatile space that would be ideal for growing vegetables, creating a garden retreat or adapting to suit a variety of uses.

Tenure

The vendor has advised us that the property is Freehold and that the council tax is band B. We would advise any prospective buyer to confirm these details with their legal representative.

Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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

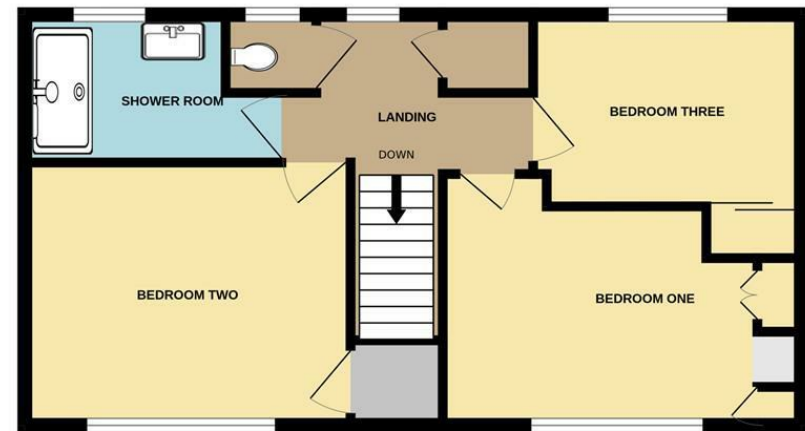
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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