



41 Brook Street, Macclesfield, SK11 7AD
Guide price £260,000

The Property Perspective

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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)

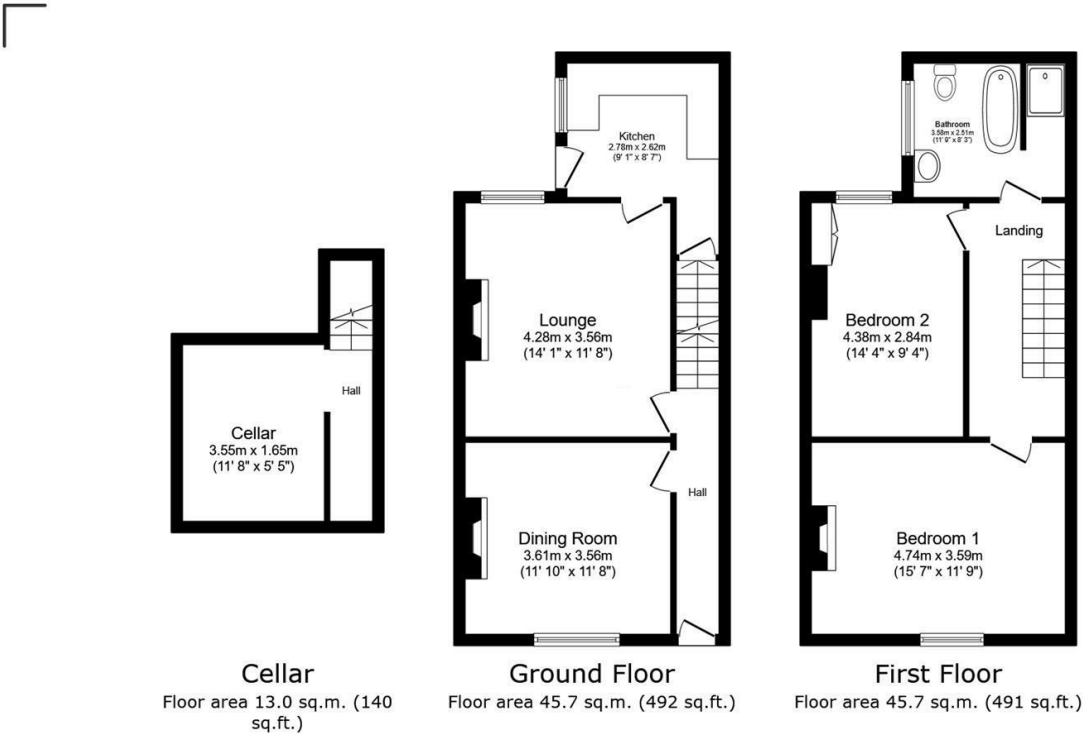
A stunning feature of the home — a spacious four-piece bathroom complete with freestanding claw-foot bath, large walk-in shower with crittall-style screen, WC and wash basin. Finished with white metro tiles, dark panelling and stylish fixtures, creating a luxurious spa-like retreat.

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.



Total floor area: 104.3 sq.m. (1,123 sq.ft.)

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