

jordan fishwick

53 BROCK STREET MACCLESFIELD SK10 1DH

£240,000

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A substantial weavers cottage enjoying a convenient location, within a short walk of the town centre where you will find an array of shops, bars and restaurants as well as excellent public transport facilities such as the train and bus station. The accommodation comprises in brief; entrance hallway, living room, dining room and fitted kitchen. To the first floor are three bedrooms and bathroom. Original open steps lead off the main landing to the loft room with access to two further rooms. Externally, to the rear of the property is a private Southerly facing tiered garden with a paved patio and steps up to a lawned area and additional patio.

Location

Brock Street is a perfect location for convenience, only a short walk from both Macclesfield's town centre and railway station. 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

Leave Macclesfield along the Silk Road in a Northerly direction, turning left at the Tesco roundabout onto Hibel Road, taking the right hand lane and at the traffic lights turn right onto Beech Lane. Take the first left onto Coare Street and then first left again onto Brock Street. The property will be found at the far end of Brock Street on the right hand side.

Entrance Hallway

Stairs to the first floor landing. Radiator.

Living Room

14'4 x 10'5
Good size living room with double glazed window to the front aspect. Radiator.

Dining Room

14'0 x 10'7
Ample space for a dining table and chairs. Built in under stairs storage cupboards. Double glazed window to the rear aspect. Radiator.

Kitchen

14'1 x 6'3
Fitted with a range of wall and base level units with worktops over incorporating a one and a quarter bowl stainless steel sink with mixer tap and drainer. Integrated four ring Siemens gas hob with Siemens extractor hood over. Built in double oven. Space for washing machine, dishwasher and upright fridge freezer. Recessed ceiling spotlights. Double glazed window to the rear and door to the side aspect.

Stairs To The First Floor

Radiator.

Bedroom One

12'0 x 11'7
Double bedroom with double glazed window to the rear aspect.

Bedroom Two

14'3 x 9'0
Double glazed window to the front aspect. Radiator.

Bedroom Three

11'0 x 7'5
Double glazed window to the front aspect. Radiator.

Bathroom

Fitted with a white suite comprising; panelled bath with shower over and screen to the side, push button low level WC and pedestal wash hand basin. Built in airing cupboard. Chrome ladder style radiator. Double glazed window to the rear aspect.

Original Open Steps To The Loft Rooms

Double glazed window to the rear aspect. Access to the loft space.

Loft Room One

16'7 x 14'2
Spacious room with double glazed window to the front aspect with far reaching views over Macclesfield and the surrounding countryside. Radiator.

Loft Room Two

13'8 x 10'10
Spacious room with double glazed window to the rear aspect. Radiator.

Outside

Southerly Facing Garden

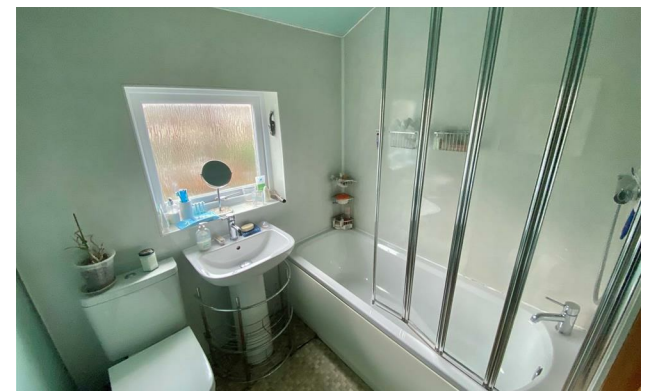
To the rear of the property is a private Southerly facing tiered garden with a paved patio and steps up to a lawned area and additional patio. A ginnel to the side allows access to the front.

Tenure

The vendor has advised us that the property is Leasehold. 999 years from 25 March 1855

The vendor has also advised us that the property is council tax band C.

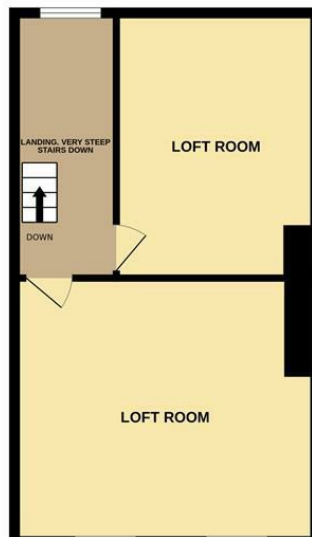
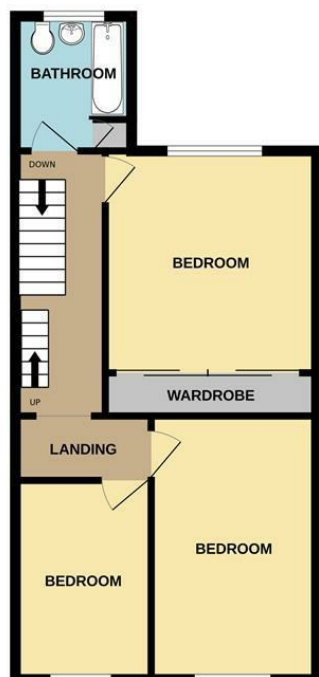
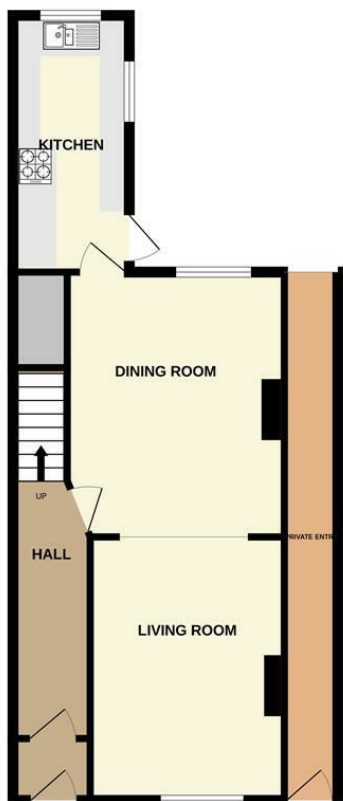
We would recommend any prospective buyer to confirm these details with their legal representative.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	68	
(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	