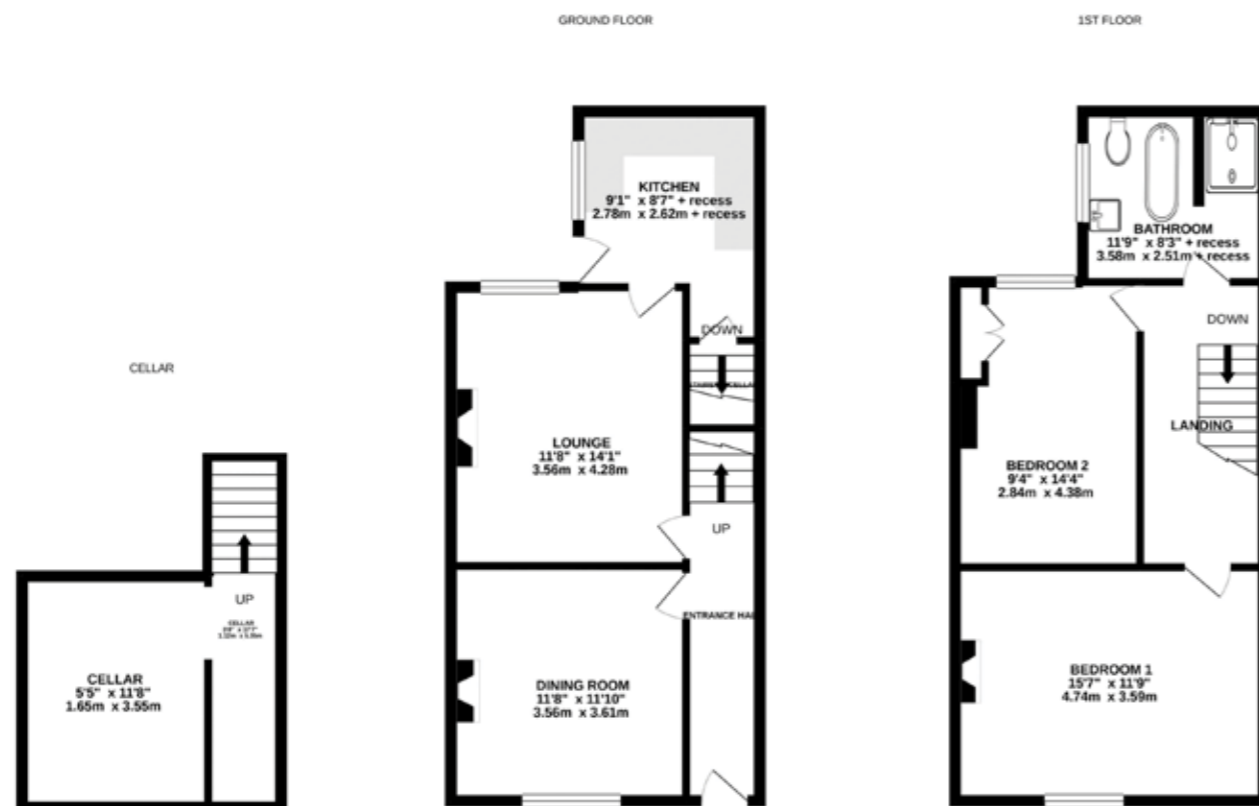
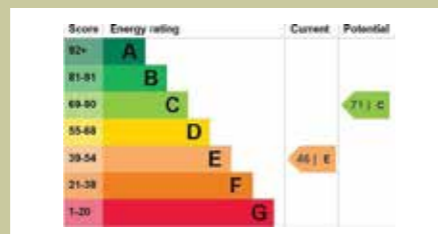


41 BROOK STREET
Macclesfield
£235,000



TOTAL FLOOR AREA: 1127 sq.ft. (104.7 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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THE AREAS LEADING ESTATE AGENCY

A fine garden fronted MIDDLE TERRACE PERIOD COTTAGE of excellent proportions, situated close to town, offering TWO DOUBLE BEDROOMS, stunning bathroom, CELLAR, TWO RECEPTION ROOMS and a south facing courtyard style garden.

Macclesfield
80-82, Waters Green, MACCLESFIELD SK11 6LH
01625 511367 macclesfield@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

- Superb Victorian Middle Terrace
- Excellent location close to station and Town Centre
- Two double bedrooms
- Stunning large bathroom
- Two separate reception rooms

- Many period features including 4 fireplaces
- Private courtyard style south facing garden
- NO VENDOR CHAIN

£235,000

41 BROOK STREET

Macclesfield



DESCRIPTION

Brook Street is situated in an excellent location within walking distance to the town centre and the train station and comprises a mixture of mainly older style properties. This particular handsome garden fronted middle terrace dates back to the mid 1860's and offers deceptively spacious accommodation. An impressive hallway leads to a good size dining room and a lovely separate lounge. The breakfast kitchen is fitted including an oven and hob and gives access to the one and a half chambered cellar which provides useful storage and utility space. Externally there is a pretty courtyard garden enjoying a south facing aspect.

The first floor is highlighted by a large landing with feature skylight and there are two double bedrooms and a sumptuous bathroom fitted with a period style suite including a claw foot bath and separate shower. The house has a number of period features as well as gas fired central heating and uPVC double glazing. A fine example of Victorian architecture.

LOCATION

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are

approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

DIRECTIONS

Leaving Macclesfield along Sunderland Street, before reaching the traffic lights with Park Green turn left onto Brook Street. Continue over the Silk Road, where the property can be found after a short distance on the right. POSTCODE: SK11 7AD

TENURE

We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council. Council Tax Band : C

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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