





9, Brookfield Lane, Macclesfield, Cheshire SK11 7DG

Brookfield Lane provides a delightful setting for this charming cottage property, which forms part of the Black Road Conservation area. It has a wealth of character with stone-flagged floors and many other features that combine to create a wonderful first impression.

The property is in good decorative order throughout, and on the ground floor, there is a living room and kitchen/dining area, whilst on the first floor, there is a generous double bedroom and a lovely shower room. Both gas-fired central heating and uPVC double glazing are installed.

To the rear, there is an enclosed stone-flagged cottage garden.

A perfect first home lying in the foothills of the Peak District with many delightful walks within easy striking distance, as is the centre of Macclesfield with all of its associated amenities.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns. Proceed out of Macclesfield along Duxton Road (A557), turning right immediately after the canal into Black Road. Take the third turning on the left into Brookfield Lane, where the property can be found on the right-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Lounge

11'8 x 11'1

Feature fireplace with timber mantle. Stone-flagged floor. Meter cupboard. Wall light point. uPVC double-glazed window.

Kitchen

11'7 x 5'4

Enamel Belfast sink. Built-in gas hob. Built-in oven. Shaker-style base and eye-level units. Stone-flagged floor. uPVC double-glazed window.

Dining Area

6'0 x 4'3

Patio doors onto rear garden.

First Floor

Bedroom

11'7 x 11'6

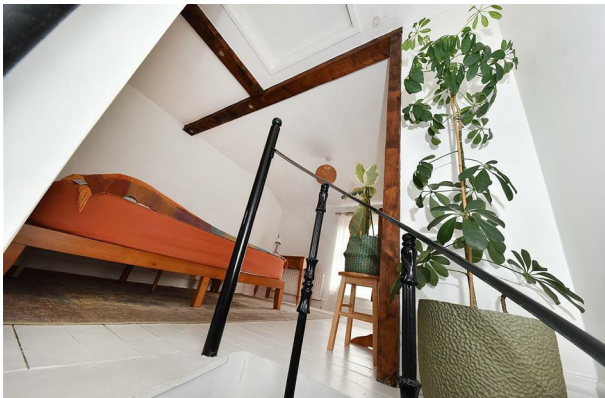
Stripped wooden floor. Loft access. Double radiator. uPVC double glazed window.

Shower Room

Fully tiled shower cubicle with thermostatic shower. Low suite W.C. Pedestal wash basin. Part tiled walls. Recessed spot lighting. Double radiator. uPVC double glazed window. Airing cupboard with Worcester gas fired central heating and domestic hot water combination boiler.

Outside

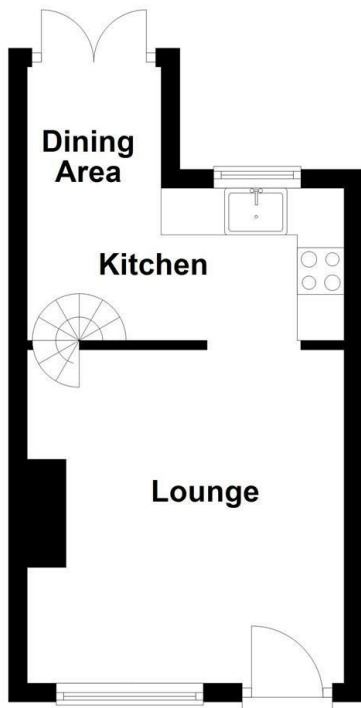
To the rear, there is a pleasant private flagged garden with an ornamental pond.



£145,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

