



# 74 Brocklehurst Avenue, Macclesfield, SK10 2RF

A well presented three bedroom semi detached family home located on a sought after residential development. The property is ideally positioned within walking distance of scenic countryside walks and local amenities, while also offering easy access to nearby schools, the town centre and excellent transport connections. The accommodation in brief comprises; entrance hallway, a bright and airy dual aspect living room and an L-shaped dining kitchen. To the first floor there are three bedrooms and a family bathroom. Outside, the property is set back behind a front garden, mainly laid to lawn with a variety of flowers and shrubs along the borders. A side gate leads to the Southerly facing rear garden featuring a patio area, perfect for relaxing or entertaining with family and friends. An additional raised patio provides further seating space and access to the driveway at the rear which is approached via Pleasant Street. Early viewing is highly recommended.

## £285,000

### 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 right hand side.

#### Entrance Hallway

Stairs to first floor landing. Laminate floor. Radiator.

#### Dual Aspect Living Room

16'4 x 10'6

Dual aspect living room featuring a log burning stove within chimney recess. Double glazed window to the front aspect and French doors to the rear aspect. Radiator.

#### L-Shape Dining Kitchen

##### Dining Area

7'7 x 7'3

Space for a table and chairs. Under stairs storage cupboard. Recessed ceiling spotlights. Radiator. Door to the garden.

##### Kitchen

15'7 x 9'4

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Space for a range cooker, washing machine and under counter fridge and freezer. Recessed ceiling spotlights. Double glazed window to the rear aspect.

#### Stairs To The First Floor

Access to the loft space. Built in airing cupboard. Two double glazed windows to the rear aspect.

### Bedroom One

13'10 x 9'5

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

### Bedroom Two

10'6 x 9'7

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

### Bedroom Three

10'6 x 6'8

Good size third bedroom with double glazed window to the rear aspect. Radiator.

### Bathroom

Fitted with a white suite comprising; panelled bath with shower above and screen to the side, push button low level WC and pedestal wash hand basin. Tiled walls. Double glazed window to the rear aspect.

### Outside

#### Southerly Facing Garden

The property is set back behind a front garden, mainly laid to lawn with a variety of flowers and shrubs along the borders. A side gate leads to the Southerly facing rear garden featuring a patio area, perfect for relaxing or entertaining with family and friends. An additional raised patio provides further seating space and access to the driveway at the rear.

### Driveway

At the rear of the property there is a driveway accessed via Pleasant Street.

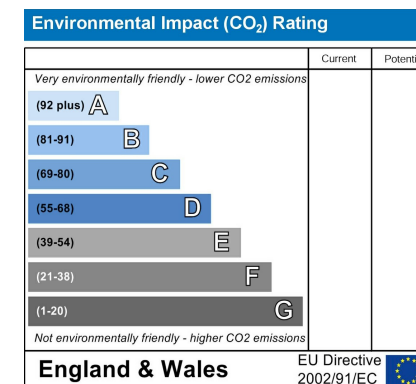
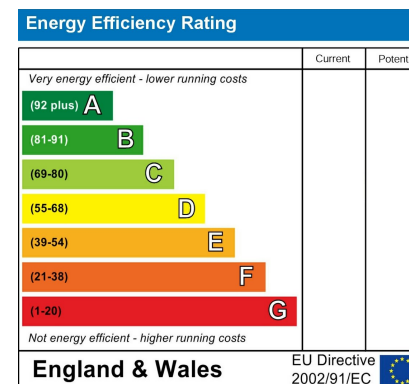
### Tenure

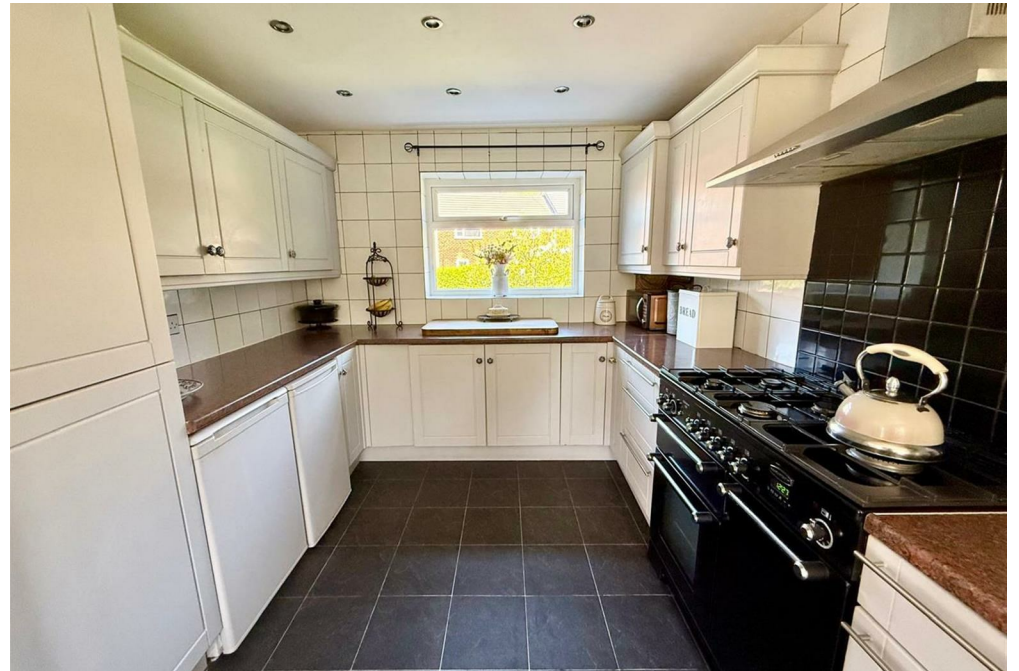
The vendor has advised us that the property is Freehold. The vendor has also advised us that the property is council tax band B.

We would recommend 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.

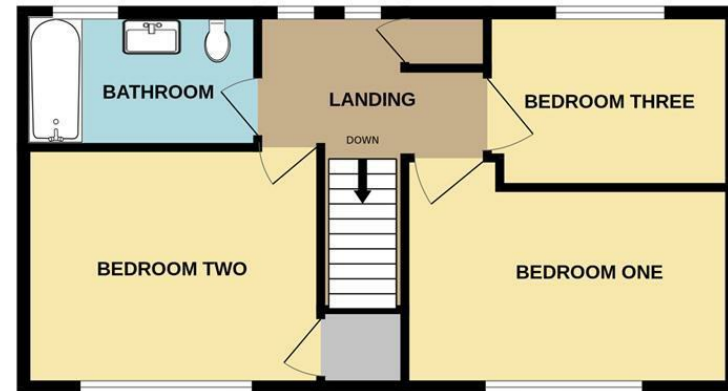




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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