

Brocklehurst Avenue, Macclesfield, Cheshire

Guide Price: £180,000

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A beautifully presented two double bedroom first floor apartment, forming part of the prestigious Brocklehurst Manor, an impressive Grade II listed building dating back to circa 1800 and steeped in local history.

Originally known as Hurdsfield House, the building was constructed for the renowned Brocklehurst family and was thoughtfully converted into a collection of apartments in the late 1990's. Today, it offers a unique blend of period charm and contemporary living, making it one of Macclesfield's most distinctive residential developments.

This particular apartment has been tastefully updated by the current owners and boasts a modern fitted kitchen and contemporary bathroom, whilst retaining a wealth of character features including exposed Cheshire brickwork, high ceilings and elegant sash windows, which flood the accommodation with natural light.

The accommodation briefly comprises an entrance hall, a spacious open-plan living/dining area, a stylish fitted kitchen, two well-proportioned double bedrooms and a modern bathroom. The apartment also benefits from gas central heating.

Externally, residents enjoy access to beautifully maintained communal gardens and ample resident parking, all set within the grounds of this striking historic building.

Brocklehurst Manor occupies a convenient position within easy reach of Macclesfield town centre, where a wide range of shops, restaurants, leisure facilities and







Total floor area 71.3 m² (767 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox

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Council Tax Band: **A**

Tenure: **Leasehold**

Service Charge: **£1,884**

Years Left on Lease: **172**

Ground Rent: **£50**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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