



Knutsford  
Leadbeaters Close

  
IRLAMS  
*of Knutsford*





**Macclesfield, SK11 7DN**  
**£1,495.00 PCM**



### The Property

This semi-detached home is beautifully located next to the countryside, close to Leadbeaters reservoir; Yet just 1 mile walk from the vibrant Cheshire town of Macclesfield offering the perfect balance. Recently refurbished the property is approached across a brick paved driveway, Internally the property comprises Entrance Hallway, Large Living room with additional garden room to the rear, Newly Fitted Kitchen with room to add own appliances, plus additional storage for garden tools. To the first floor three bedrooms and family bathroom. Particular mention must be made of the properties elevation where you will benefit from afternoon and evening sunshine in the enclosed garden whilst taking in the view of the rolling hills adorning the rear of the property. Leadbeaters Close is available immediately and is the perfect family home, viewing essential.

### Directions

From Macclesfield Town Centre proceed towards Arighi Bianchi Showroom and take the immediate left onto Buxton Road for approx 0.6 mile. Take the right turn onto Monsall Drive and take the left turn into Leadbeaters Close where the property will soon be seen.

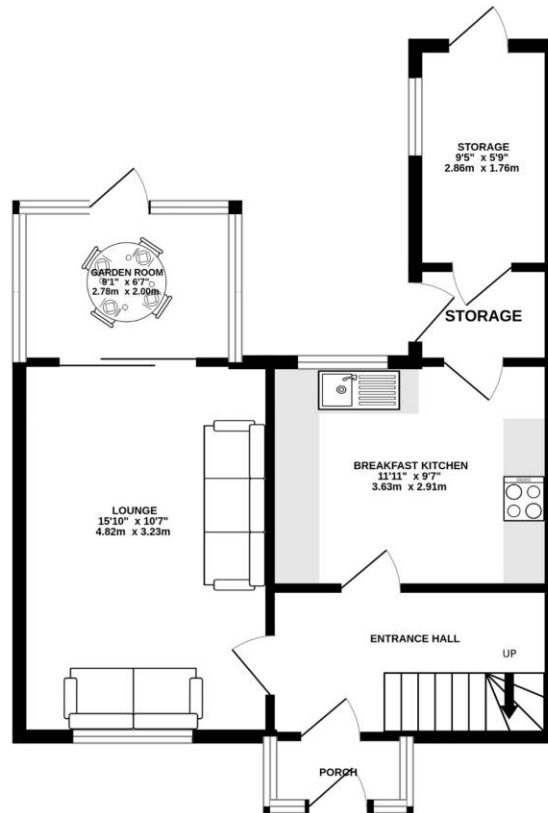


- An immaculately presented semi-detached property
- Situated on the outskirts of Macclesfield
- Finished to a high standard in a contemporary style
- Modern contemporary finish
- Three bedrooms
- Open Aspect Garden
- Available Beginning September

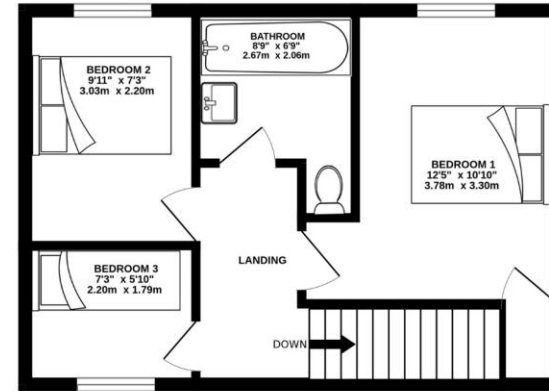
**Postcode** – SK11 7DN  
**EPC Rating** – D  
**Local Authority** – Cheshire East  
**Council Tax** – Band C



GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 sq.m.) approx.

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