



Byron Street, Macclesfield, SK11 7QA.  
£235,000

Whittaker & Biggs Est. 1930

## 73 Byron Street, Macclesfield

This extended, two double bedroom home has the benefit of a beautiful 70ft garden and has been updated and improved to a high standard including the installation of a stunning dining kitchen with granite worktops. The property also benefits from an entrance hall with space for hanging coats/shoe storage and a handy ground floor WC. As well as the spacious dining kitchen, the double storey extension has also provided a particularly large rear bedroom, which measures an impressive 17ft in length and has space for a double bed and a dressing/study area. Other advantages include a Vaillant combination gas central heating boiler, attractive internal doors, a modern consumer unit and double glazed windows and doors. In brief the beautifully presented accommodation comprises; entrance hall, living room with an attractive AGA wood burning fire, dining kitchen, a modern ground floor wc, landing, two double bedrooms (bedroom two having fitted wardrobes) and a bathroom with a white suite including a bath and a separate shower enclosure. The garden is a truly fantastic size, being around 70ft in length and having a patio, a long lawn, a useful garden shed and a wood store. Given the many fantastic features found at 73 Byron Street, we recommend a prompt viewing to avoid disappointment.



## ACCOMMODATION

### Entrance Hallway

Double glazed composite front door, with double glazed half - moon over, laminate floor

### Living Room 13' 5" x 12' 10" (4.09m x 3.91m)

Double glazed window to front elevation, AGA log burning fire set on a stone hearth, tv aerial point, radiator.

### Dining Kitchen 14' 1" x 12' 2" (4.29m x 3.71m)

Attractive Shaker style kitchen units to base and eye level with under-lights, granite worktops, matching splash-backs, sill and breakfast bar, integral dishwasher and washing machine, larder unit, 1½ stainless steel sink unit with mixer tap, electric cooker point, stainless steel extractor hood, laminate floor, inset LED spot lights with dimmer, double glazed window and door to rear elevation.

### Inner Hall

### Ground Floor WC

Hand wash basin with chrome mixer tap, push button wc, chrome ladder radiator, tiled floor, double glazed window to the rear elevation.

### Landing

Spindled balustrade, shelved storage cupboard and loft hatch (accessed via a pull down ladder which is part boarded and has light and power).

### Bedroom One 17' 2" x 9' 6" reducing to 8'10" (5.23m x 2.89m)

Double glazed window to rear elevation, radiators. The rear area of the bedrooms provides perfect space for a dressing table or study etc.

### Bedroom Two 16' 3" x 10' 7" reducing to 6'10" (4.95m x 3.22m)

Double glazed window to front elevation, radiator, built in wardrobes with sliding doors, shelving and hanging space and housing the Vaillant combination central heating boiler.

### Bathroom

Double glazed window to the rear elevation, push button WC, pedestal sink unit, panel bath, separate shower enclosure with electric shower, chrome ladder towel radiator.

### Outside

To the rear of the property is a garden measuring approximately 70ft, with a patio area, a good sized lawn with flowerbeds and, a garden shed with light and power. There is also a wood store. The garden is fenced with access gates to both sides. There is also an outside water tap and courtesy light.

Note:

Council Tax Band: B

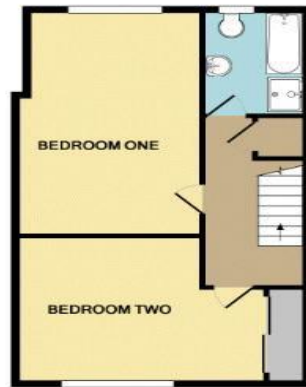
EPC Rating: D

Tenure: Freehold





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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#### Directions

From our office turn right opposite the train station onto Sunderland Street. At the first main traffic lights turn left. At the next set of traffic lights turn right onto Mill Lane. Continue along this road and turn right onto Byron Street after passing the turning for Coronation Street. Go over High Street onto the continuation of Byron Street and No 73 is on the left hand side.

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