

Lewis  
King



Byrons Lane, Macclesfield, SK11 7JW

£175,000





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# Byrons Lane

Macclesfield, SK11 7JW

- Two Bedroom Cottage
- Open Plan Living Space
- Master Bedroom With Fitted Wardrobes
- Close To Sought After Schools
- Short Distance To Macclesfield Train Station
- Log Burner
- Fitted Kitchen
- Low Maintenance Rear Yard
- Close To Shops, Bars And Restaurants
- Council Tax Band A

A lovely two-bedroom cottage style property on a popular road a short distance from Macclesfield town centre, and with close proximity to a number of local schools and Macclesfield train station. Oozing character yet having been updated by the current owner this property is ready for new owners straight away and comes with the added benefit of no onward chain.

Entered via an open plan living space you will feel the character of the home immediately with a feature log burner fireplace, while to the rear of the property you will find a separate kitchen with integrated oven and hobs plus plentiful storage space.

Upstairs are two spacious bedrooms, with the master bedroom having built in double wardrobes, and the second bedroom being a single room. The accommodation is completed by a family bathroom which has a shower over the bath, low level WC, vanity sink unit, vertical heated towel rail.

Externally to the rear of the property there is a south facing private yard with outhouse.

To arrange a viewing or for more information please contact Lewis King Estate Agents at your earliest convenience!



<b>Lounge</b>	11'9" x 11'9" (3.6 x 3.6 )
<b>Dining Area</b>	10'5" x 10'5" (3.2 x 3.2)
<b>Kitchen</b>	11'9" x 7'6" (3.6 x 2.3)
<b>Landing</b>	
<b>Bedroom 1</b>	11'9" x 10'5" (3.6 x 3.2 )
<b>Bedroom 2</b>	4'7" x 10'5" (1.4 x 3.2)
<b>Bathroom</b>	5'6" x 7'6" (1.7 x 2.3)



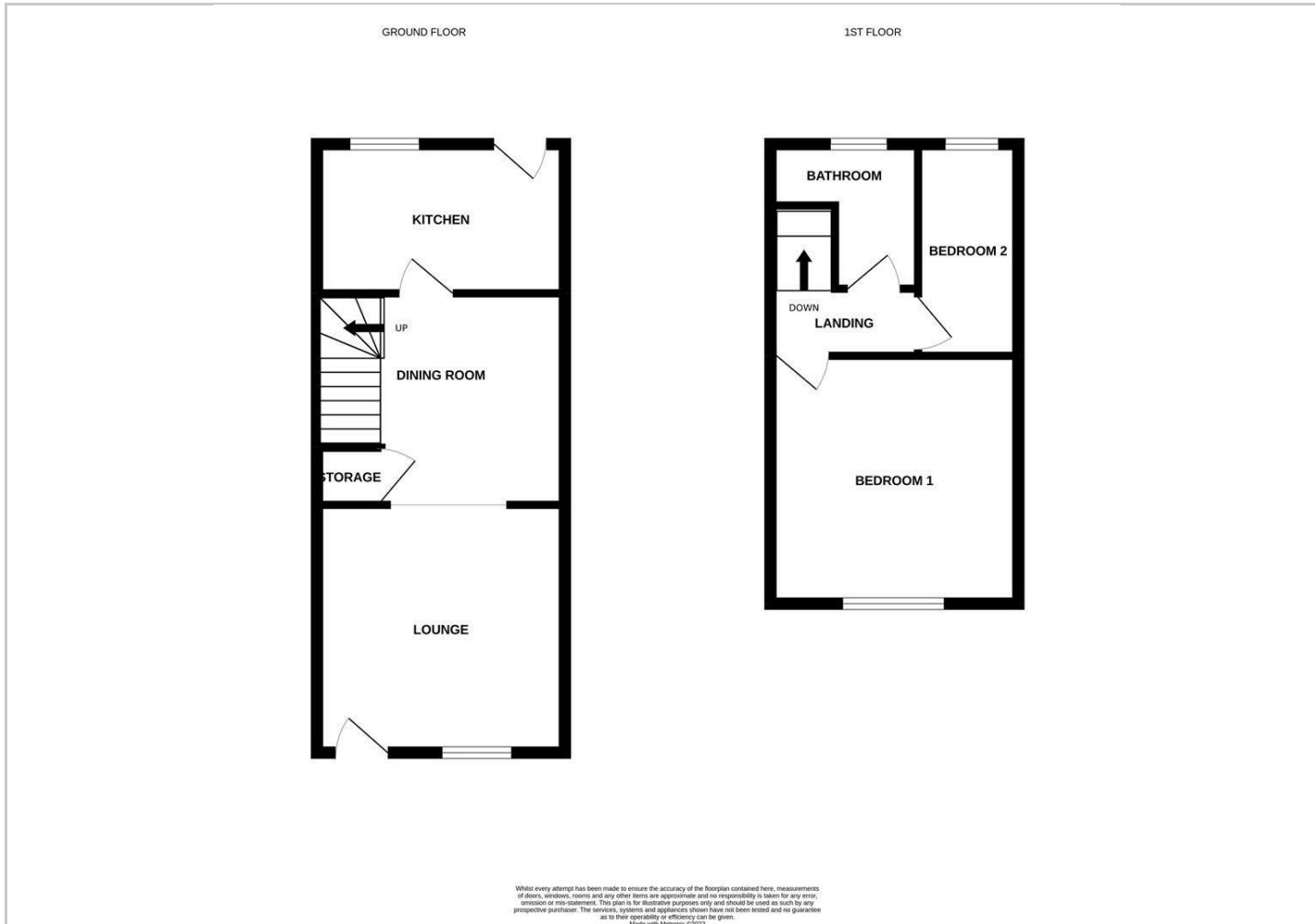


Directions





## Floor Plans

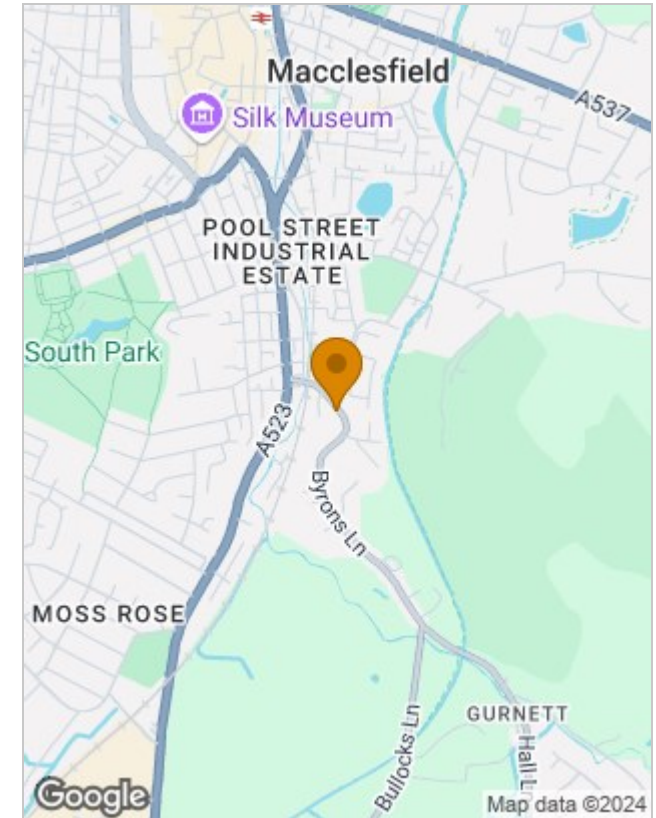


## Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

