

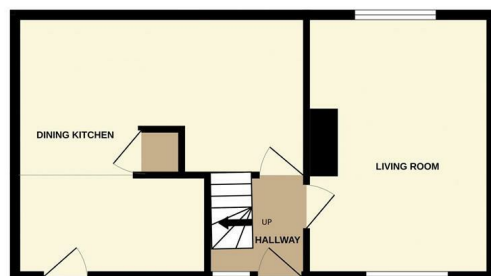


**3 Balmoral Crescent, Macclesfield, Cheshire, SK10 2NP**

Asking Price £200,000



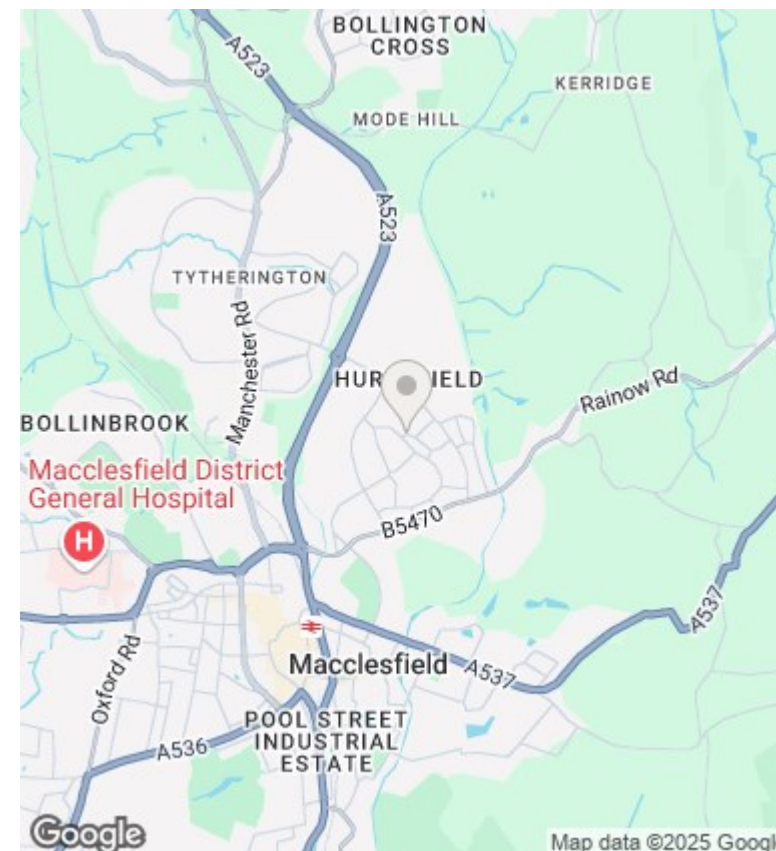
GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 left opposite the train station. At the traffic lights under the railway bridge turn left onto the Silk Road. At the Tesco roundabout turn right and proceed through the traffic lights onto Hurdsfield Road. Continue along this road past the church, turn left onto Hulley Road, third left into Dover Road and right into Balmoral Crescent.

## Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

## Council Tax Band

B

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	