



## 48 Byrons Lane, Macclesfield, Cheshire, SK11 7JW

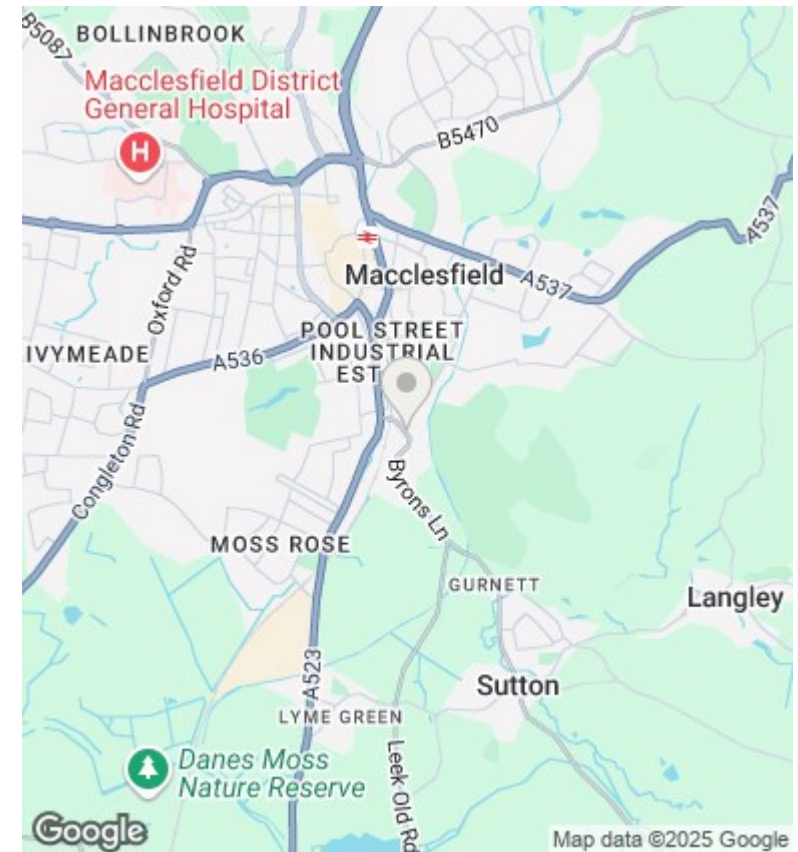
Asking Price £250,000

- Two double bedroom terrace house
- First floor landing area with a study space
- No ongoing chain
- Large open plan lounge and dining room
- Four piece bathroom
- A useful cellar and modern kitchen
- A town garden frontage and yard area with further garden to rear





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 this office turn right opposite the railway station into Sunderland Street. At the traffic lights at Park Green turn left into Mill Lane, proceed through the next light bearing right onto the continuation of Mill Lane. Turn left onto Byrons Lane at the lights and the property is on the left.

## Viewings

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

## Council Tax Band

B

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC