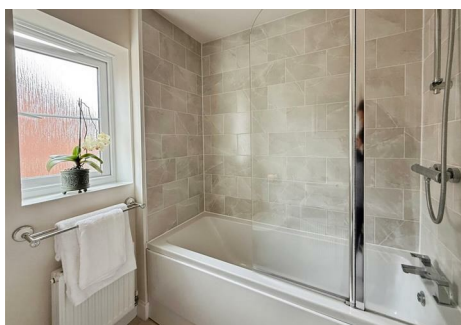




18 Treacle Avenue, Macclesfield, SK11 7ZA

£359,995

- Modern three-storey townhouse located within a popular Barrett Homes development
- Three double bedrooms, one having an en-suite. Contemporary family bathroom complete with white suite and shower
- Landscaped and low maintenance rear garden
- Open-plan kitchen, dining and living space plus a downstairs WC
- Gated access connects the garden to the tandem driveway with off road parking

18 Treacle Avenue, Macclesfield SK11 7ZA

This modern three-storey townhouse, cared for and thoughtfully improved by the current owner, combines stylish interiors with a practical layout, making it an excellent choice for a wide range of buyers. Located within a popular Barrett Homes development, it is presented to a high standard and ready to move into.

The entrance hallway welcomes you with wood-effect luxury vinyl flooring that continues throughout the ground floor. At the front, the utility room has been cleverly adapted and is also used as a home office — a versatile space ideal for modern living. Opposite, the downstairs toilet has been given a stylish finish with decorative panelling, feature wallpaper and a shaker-style vanity unit.

The rear of the property is dedicated to an open-plan kitchen, dining and living space — the heart of the home. The kitchen has been upgraded with professionally re-sprayed Neptune cabinetry, sleek stone worktops, an induction hob and a boiling water tap. A breakfast bar offers casual dining, while the living area is enhanced by a bespoke media wall. French doors lead directly onto the landscaped garden, creating a seamless link



Council Tax Band: C



Entrance Hall

13ft 5 x 6ft 4 max reducing to 4ft

Welcoming hallway with wood-effect luxury vinyl flooring that flows throughout the ground floor.

Utility Room / Home Office

8ft 9 x 6ft 1

Cleverly adapted for versatility, fitted with units and also used as a home office — an ideal space for modern living.

WC

5ft 4 x 2ft 7

Stylishly finished with decorative panelling, feature wallpaper and a shaker-style vanity unit.

Open Plan Living Area

20ft reducing to 15ft 6 x 12ft 8

The heart of the home, combining kitchen, dining and living space. The upgraded kitchen features professionally re-sprayed Neptune cabinetry, sleek stone worktops, induction hob and a boiling water tap. A breakfast bar provides casual dining, and the living area is enhanced by a bespoke media wall. French doors open directly onto the landscaped garden, creating a seamless indoor-outdoor flow.

Landing (First Floor)

8ft 8 x 7ft 5

Main Bedroom

10ft 1 x 12ft 8

Spacious double bedroom with modern en-suite shower room.

En-suite

7ft x 5ft

Contemporary shower room finished to a high standard.

Lounge / Second Bedroom

11ft 6 reducing to 9ft 9 x 12ft 9

A flexible room that can be used as a lounge, study or additional bedroom.

Third Bedroom (Rear)

11ft 9 reducing to 9ft 9 x 12ft 9

A well-proportioned double bedroom finished in neutral tones and filled with natural light.

Fourth Bedroom

10ft 1 x 12ft 8

Another light-filled double bedroom, also finished in calming neutral décor.

Bathroom

5ft 9 x 6ft 7

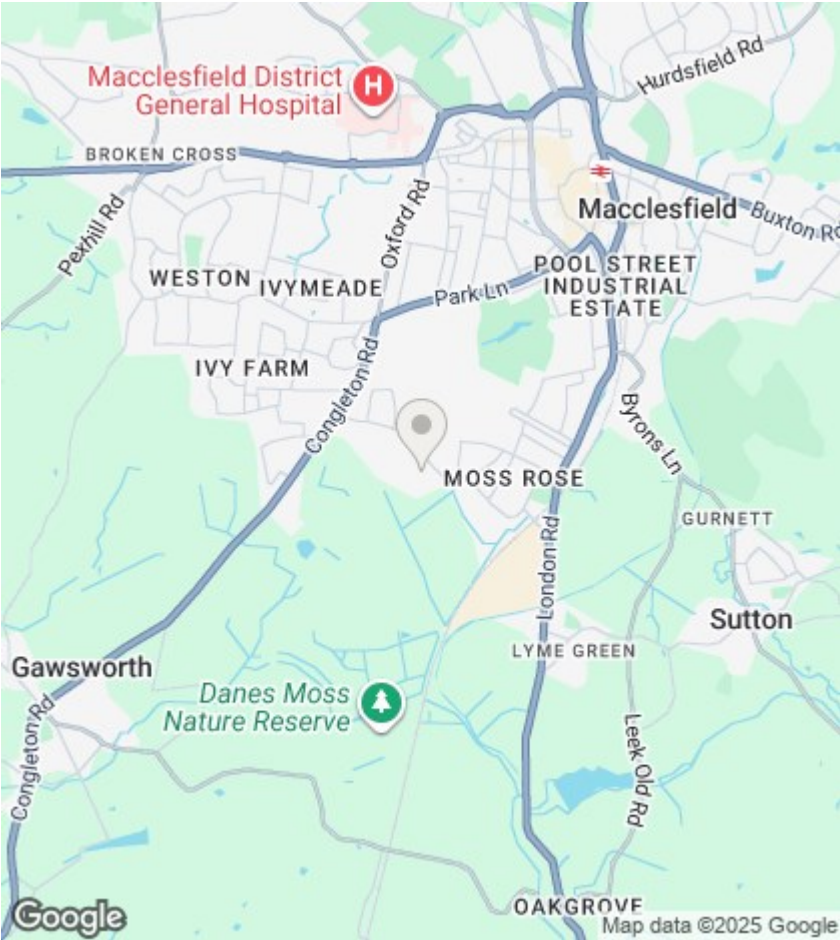
Contemporary family bathroom complete with white suite and shower.

Rear Garden

Designed for low-maintenance living with a patio, lawn and newly planted saplings. A timber shed provides useful storage. Gated access connects the garden to the tandem driveway, which accommodates two cars. Additional on-road parking is also available.

Front

Set back from the road with a lawned garden and wrought-iron railings.



Directions

Viewings

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

EPC Rating:
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

