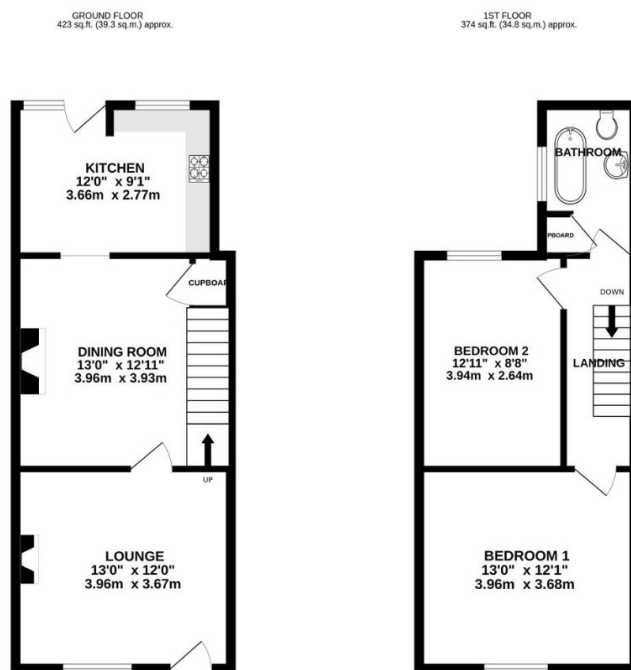




72 Hall Terrace, Langleigh, Macclesfield, Cheshire, SK11 0DH

Offers Over £300,000

- An attractive two bedroom mid-terrace home in Langleigh
- Gas-fired central heating via a combi boiler and uPVC double glazing
- Lounge and a separate dining room providing flexibility for family dining and a fitted kitchen
- The rear garden has been landscaped and includes an artificial lawn, patio, a decked seating area and a brick-built outbuilding
- Two double bedrooms and a beautifully presented bathroom complete with a roll-top bath, shower over, and contemporary fittings



TOTAL FLOOR AREA: 797 sq ft. (74.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of all areas, sections, rooms and any other parts 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, fixtures and appliances shown have not been visited and no guarantee as to their condition or efficiency can be given. Made with Whittaker (2022)



Directions

Viewings

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

Council Tax Band

D

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC