



Merebrook Road, Macclesfield



£235,000



## Key Features

- Three Bedroom
- Larger than average gardens
- Ideal for first time buyers or investors
- Well maintained
- Seperate shower room
- Bright and airy
- EPC rating D





Perfect for first time buyers or investors, this well appointed three bed terrace briefly comprises; entrance hallway, dining lounge, kitchen, three bedrooms, family bathroom and shower room. With larger than average gardens to the front and rear, this property enjoys a serene residential locale surrounded by picturesque greenery, with nearby amenities including quaint cafes, local shops, and scenic parks, offering residents both convenience and tranquility.

### Front Elevation

A larger than average garden made up of turf and hedges.

### Entrance Hallway

UPVC front door with part glazing, double glazed window to front elevation, central heating radiator, drop pendant lighting, access to the first floor and the...

### Dining Lounge

Boasting a dual aspect, this room hosts ceiling coving, twin pendant lighting, electric fire, sliding door to the rear and central heating radiator.

### Kitchen

A range of matching drawer eye and base level units with a heat resistant roll edge top, stainless steel one and a half bowl sink & drainer unit, four ring gas hob, oven, tiled splash back, windows to the front and rear elevation and a door to the back garden. The room also benefits from ceiling coving, spot lighting and a central heating radiator.



### Landing

### Bedroom One

Ceiling coving, drop pendant lighting, central heating radiator, storage cupboard and window overlooking the front garden.

### Bedroom Two

Drop pendant lighting, central heating radiator, storage cupboard and window overlooking the front garden.

### Bedroom Three

Drop pendant lighting, central heating radiator, storage cupboard and window overlooking the rear garden.

### Bathroom

Wash hand basin with chrome mixer tap, low level WC, bath, courtesy glazing, part tiled walls, central heating radiator, spot lighting and ceiling coving.

### Shower Room

Enclosed shower complete with thermostatic valve and glazed door, spot lighting and extractor hood.

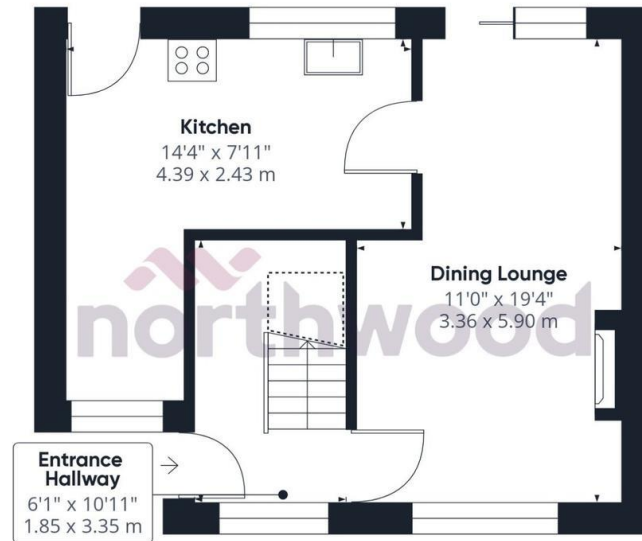
### Rear Garden

Boasting a combination of paving, slate and turf, this private and larger than average space is enclosed by a brick wall, fencing and mature shrubs. It further benefits from a brick outbuilding.









Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

835.51 ft<sup>2</sup>  
77.62 m<sup>2</sup>

**Reduced headroom**

14.91 ft<sup>2</sup>  
1.39 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

