

76 Waterways Avenue, Macclesfield, Cheshire, SK11 7NF

Asking Price £330,000

- This beautifully presented three bedroom, two bathroom semi-detached property offers a perfect blend of modern style and practical family living.
- The contemporary open-plan dining kitchen is fitted with sleek units, integrated appliances, and French doors.
- Perfectly positioned close to the town centre and train station.
- To the front, there are two private side-by-side parking spaces.
- Upstairs, the main bedroom benefits from an en-suite shower room. The second bedroom is currently used as a dressing room, and the third as a home office.



# 76 Waterways Avenue, Macclesfield SK11 7NF

Tucked away on a peaceful, quiet plot, this beautifully presented three bedroom, two bathroom semi-detached property offers a perfect blend of modern style and practical family living.

Built just a few years ago by Bellway Homes, the house has been tastefully decorated throughout by the current owners, creating a warm and inviting atmosphere from the moment you step inside.

To the front, there are two private side-by-side parking spaces, while the rear boasts a generous west facing garden, providing an excellent space for relaxing, entertaining, or enjoying the evening sun in privacy.

Inside, a bright hallway with WC leads to a spacious lounge featuring a charming box bay window and useful under-stairs storage. The contemporary open-plan dining kitchen is fitted with sleek units, integrated appliances, and French doors that open directly onto the large garden.

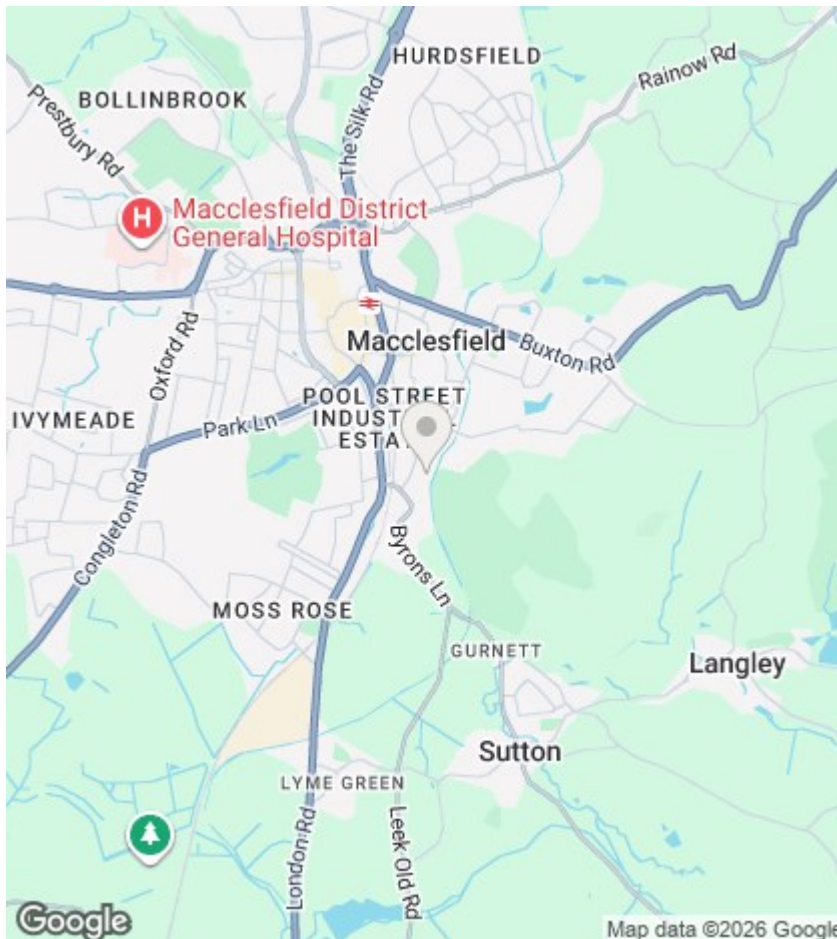


Council Tax Band: C









## 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) <b>A</b>		96
(81-91) <b>B</b>	84	
(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		
England & Wales	EU Directive 2002/91/EC	

