

## 3 Beechwood Mews, Macclesfield, SK10 2SL

Offers Over £315,000

- Arranged over three floors, the property provides versatile and well-balanced accommodation.
- The second floor offers two generously sized double bedrooms, including a principal bedroom with en suite shower room.
- The property contributes to a cohesive, high quality finish throughout.
- To the first floor is a contemporary dining kitchen featuring patio doors with an attractive view over the garden, complemented by a spacious and comfortable lounge,
- Externally, the property benefits from a driveway providing off-road parking and access to a garage.

# 3 Beechwood Mews, Macclesfield SK10 2SL

Modernised with clear attention to detail and consistent quality throughout, this stylish home is set within the exclusive Beechwood Mews development, enjoying a peaceful position bordering Riverside Park with direct access to the scenic Bollin Valley, which leads through to Prestbury. Prestbury offers an attractive village setting with an array of bars, cafés, and restaurants, along with a highly regarded local lifestyle. The setting of the property itself offers a rare sense of privacy and exclusivity, while remaining close to the town centre and its wide range of amenities.

Arranged over three floors, the property provides versatile and well-balanced accommodation, enhanced by gas central heating and uPVC double glazing throughout. The ground floor comprises an entrance hall, cloakroom/WC, utility room, a bedroom (formerly the sunroom), and a conservatory, all designed to provide flexible living space with a natural flow to the rear garden.

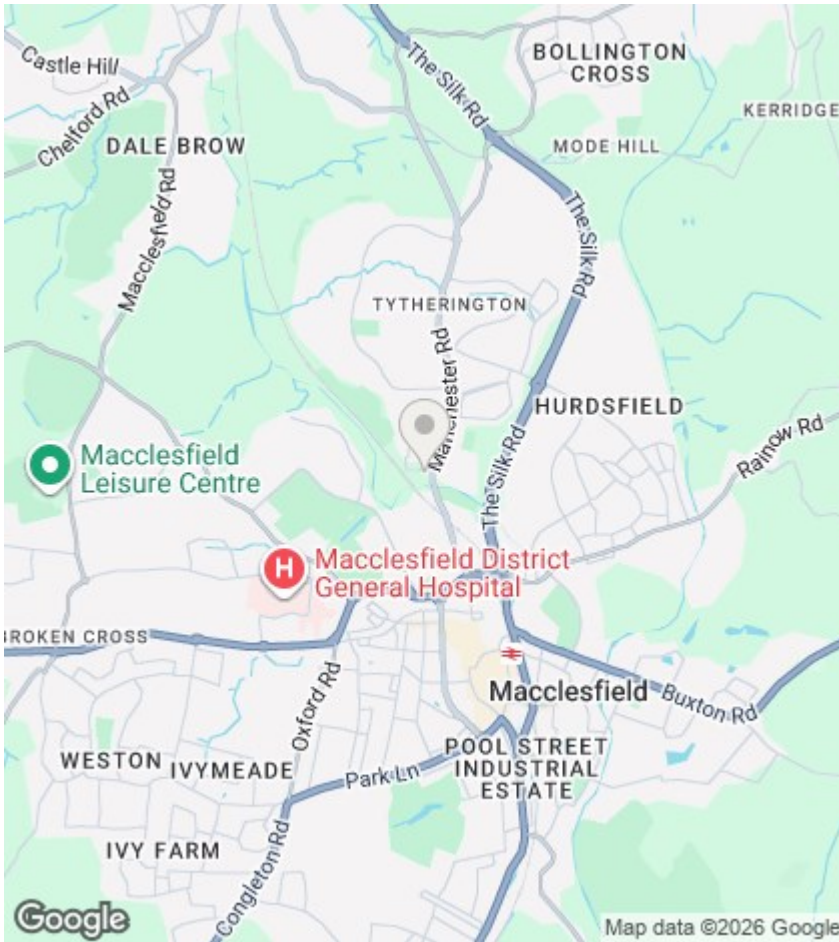
To the first floor is a contemporary dining kitchen featuring patio doors with an attractive view over the garden, creating a bright and open living and entertaining space. This level is complemented by a spacious and



Council Tax Band: C







## Directions

## Viewings

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

## EPC Rating:

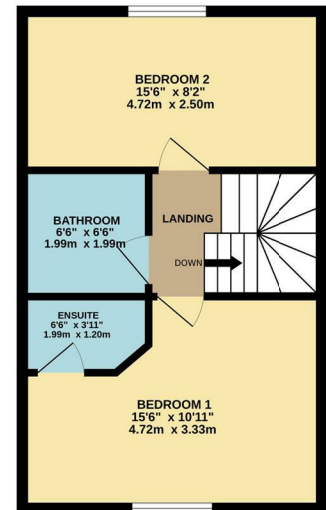
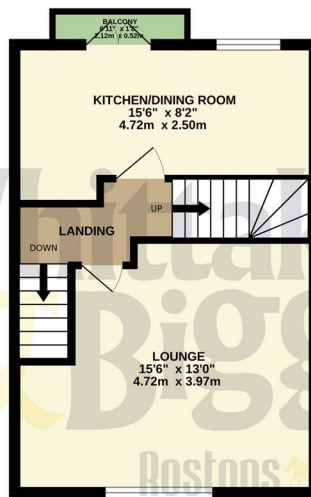
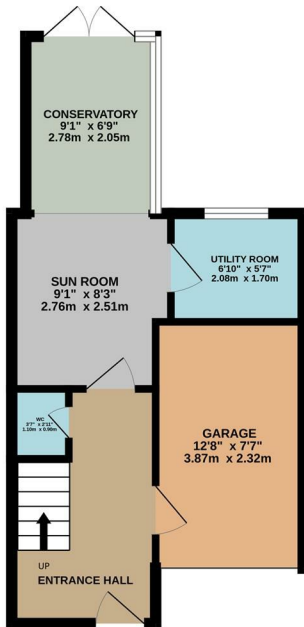
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(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	

GROUND FLOOR  
358 sq.ft. (33.3 sq.m.) approx.

1ST FLOOR  
358 sq.ft. (33.2 sq.m.) approx.

2ND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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