



## 11 Berwick Close, Macclesfield, SK10 3ED

£170,000

- Enjoying a convenient position, this well-proportioned mid-terrace home.
- The kitchen is fitted with sleek, modern units and integrated appliances, complemented by contrasting work surfaces and contemporary finishes.
- Upstairs, the sense of space continues with two generously sized double bedrooms.
- Externally, there are gardens to both the front and rear.
- With no onward chain and offering excellent value for its size and location, this is a fantastic opportunity that should be viewed without delay.

# 11 Berwick Close, Macclesfield SK10 3ED

Enjoying a convenient position just off Prestbury Road, directly facing Upton Priory School, this well-proportioned mid-terrace home offers far more space than first meets the eye. It sits within easy reach of Fallibroome Academy and Macclesfield Leisure Centre, adding to its appeal for a wide range of buyers.

The property has been thoughtfully improved and is presented in move-in condition. The ground floor layout is practical and flexible, beginning with a welcoming entrance hallway that leads through to a bright front living room featuring a traditional style fireplace. To the rear, a second reception room provides adaptable space, ideal as a dining room, home office or occasional third bedroom with French doors opening onto the garden.

The kitchen is fitted with sleek, modern units and integrated appliances, complemented by contrasting work surfaces and contemporary finishes. A particularly useful addition is the sizeable separate utility room,



Council Tax Band: A



## Lounge

11'8" x 11'4"

A well-proportioned front-facing reception room with uPVC double glazed window. Features a traditional-style feature fireplace, TV and media points, double panel radiator and matching wood-effect flooring.

## Dining Room/Office

8'1" x 7'1"

A versatile second reception room with uPVC double glazed French doors opening onto the rear garden. Ideal as a home office, dining space or guest bedroom. Double panel radiator and wood-effect flooring.

## Kitchen

9'8" x 8'8"

Fitted with a range of contemporary wall and base units.

## Utility Room

13'4" x 5'

Work surfaces continue from the kitchen design. Housing the Worcester gas combination boiler. uPVC double glazed window and door providing access to the side and rear garden. Radiator and wood-effect flooring.

## Bedroom One

14'6" (plus wardrobe recess) x 9'

A spacious principal bedroom positioned to the front, with uPVC double glazed window. Built-in double wardrobe with hanging and drawer storage. Radiator.

## Bedroom Two

10'6" x 10'2"

A second double bedroom overlooking the rear garden. Built-in storage cupboard/wardrobe and radiator.

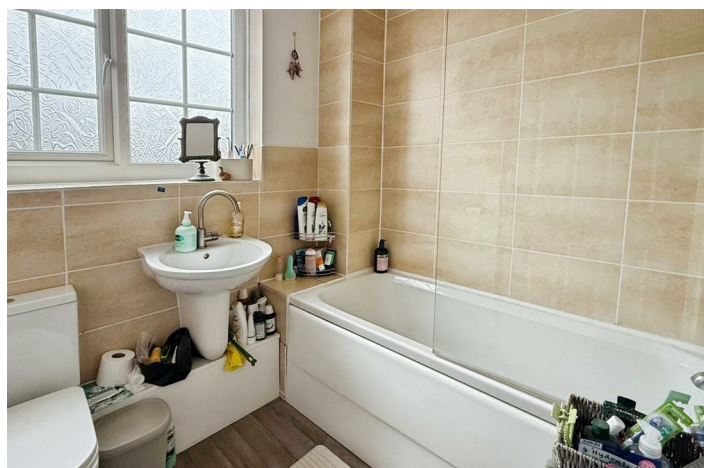
## Bathroom

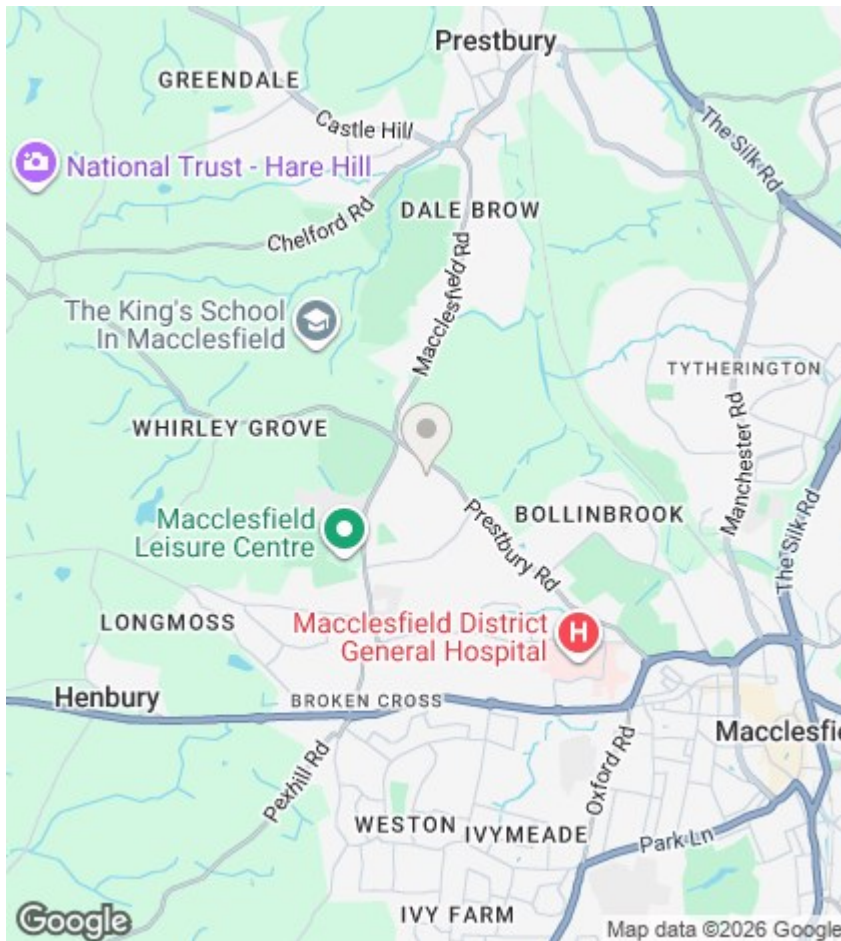
6'2" x 5'7"

Fitted with a modern white suite comprising panelled bath with chrome thermostatic shower over, wash hand basin with mixer tap and low-level WC. Part-tiled walls, chrome heated towel rail, extractor fan and uPVC double glazed window to the rear.

## Rear Garden

Enclosed and easy to maintain, with outside water tap and gated access to the residents' parking area.





## Directions

## Viewings

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

## EPC Rating:

D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 81        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 59                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

