



## 9 Butley Close, Macclesfield, SK10 2HL

£400,000

- This attractive detached bungalow offers two spacious double bedrooms and is quietly positioned at the end of a pleasant cul de sac.
- There is a spacious dining lounge, a bright living area featuring patio doors that open out onto the rear garden.
- A standout feature is the enclosed rear garden, enjoying a highly sought after south westerly aspect.
- The bungalow offers scope for extension or further enhancement, subject to the relevant planning approvals, as seen in neighbouring homes.

# 9 Butley Close, Macclesfield SK10 2HL

This attractive detached bungalow offers two spacious double bedrooms and is quietly positioned at the end of a pleasant cul de sac. A standout feature is the enclosed rear garden, enjoying a highly sought after south westerly aspect, ideal for making the most of sunny afternoons. The property sits on a generous plot and includes a large driveway, providing ample off road parking for several vehicles.

The location is particularly convenient, with Tytherington's range of shops and everyday amenities just a short walk away, along with easy access to well regarded local schools. Situated on a popular side of Macclesfield, the town centre is approximately 1.2 miles away, and the nearby Silk Road offers excellent commuter links. For those who enjoy the outdoors, the Middlewood Way can be reached within a few minutes on foot.

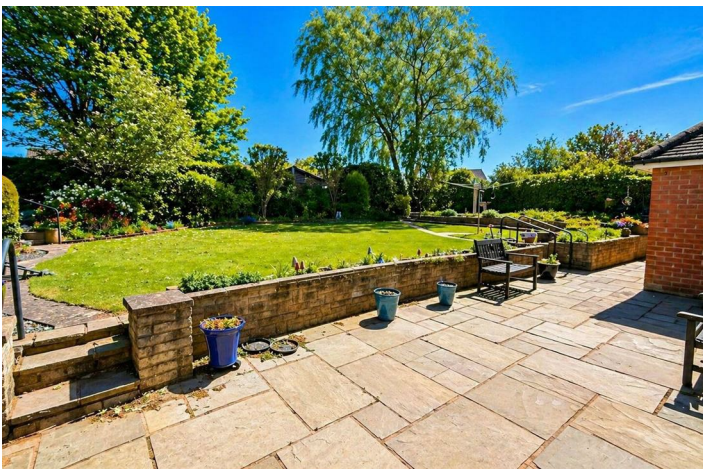
Inside, the accommodation begins with a welcoming entrance porch or vestibule leading to a WC. There is a spacious dining lounge, alongside a bright living area featuring patio doors that open out onto the rear garden. The bungalow also includes two good sized double bedrooms, a contemporary shower room, and a fitted kitchen complete with a breakfast bar.

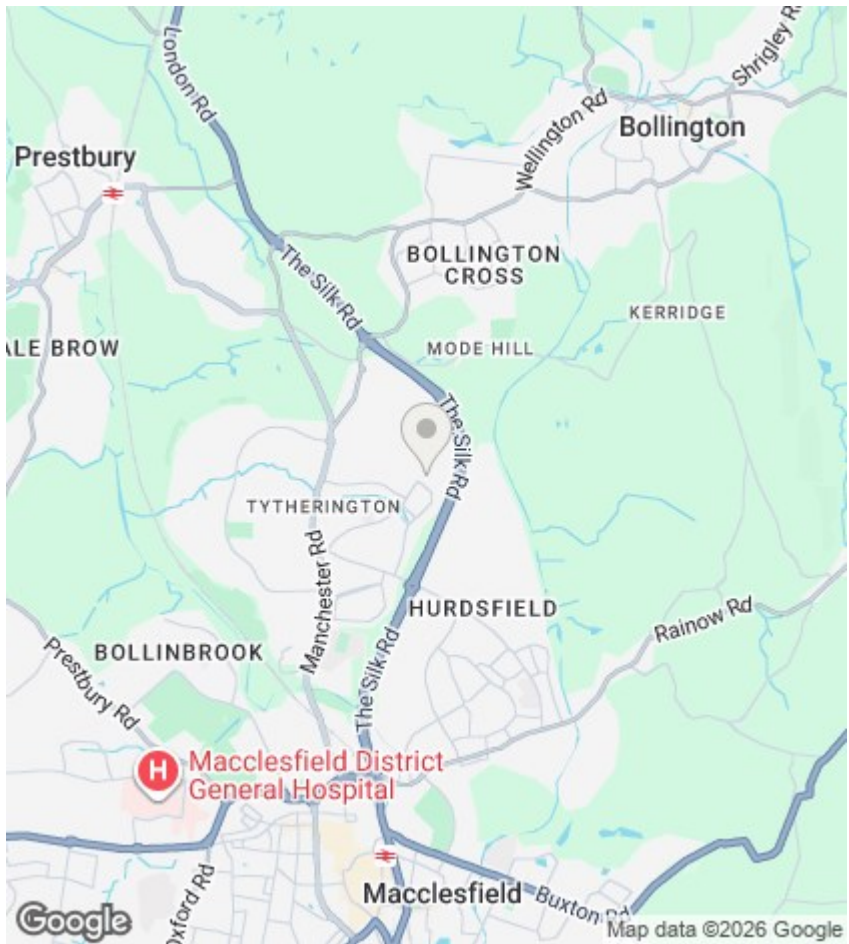
Surrounded by similar properties, the bungalow offers scope for extension or further enhancement, subject to the relevant planning approvals, as seen in neighbouring homes. The rear garden is mainly laid to lawn, providing a pleasant and manageable outdoor space.



Council Tax Band: D







## Directions

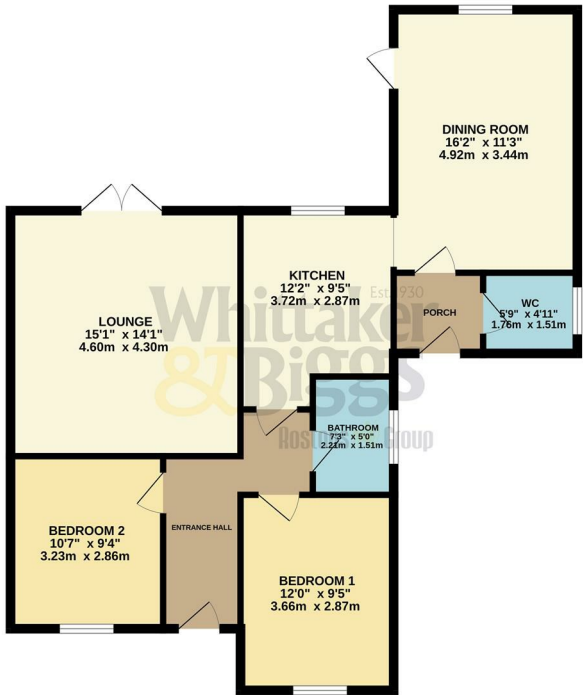
## Viewings

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 66                      | 73        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

GROUND FLOOR  
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq ft. (81.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other terms 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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