



9 Larch Avenue, Macclesfield, SK11 7UJ

£425,000

- An attractive three bedroom detached bungalow occupying a generous corner plot.
- There are three well proportioned double bedrooms and a four piece bathroom suite.
- An internal viewing is highly recommended to fully appreciate the size, presentation and excellent location this wonderful home has to offer.
- The property comprises; porch, welcoming entrance hall, bright and airy living room featuring a bay window, fitted kitchen with two useful storage cupboards, dining room, and a conservatory/garden room.
- Externally, the property enjoys a large enclosed rear garden with a sunny aspect.

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An attractive three bedroom detached bungalow occupying a generous corner plot, ideally positioned in a sought after location close to local amenities and convenient transport links. Beautifully maintained throughout, this well proportioned property offers spacious and versatile accommodation, perfect for family living.

In brief, the property comprises; porch, welcoming entrance hall, bright and airy living room featuring a bay window, fitted kitchen with two useful storage cupboards, dining room and a conservatory/garden room overlooking the rear garden. There are three well proportioned double bedrooms and a four piece bathroom suite.

Externally, the property enjoys a large enclosed rear garden with a sunny aspect, offering an ideal space for relaxing, entertaining and family enjoyment. The corner plot position provides excellent outdoor space and added privacy.

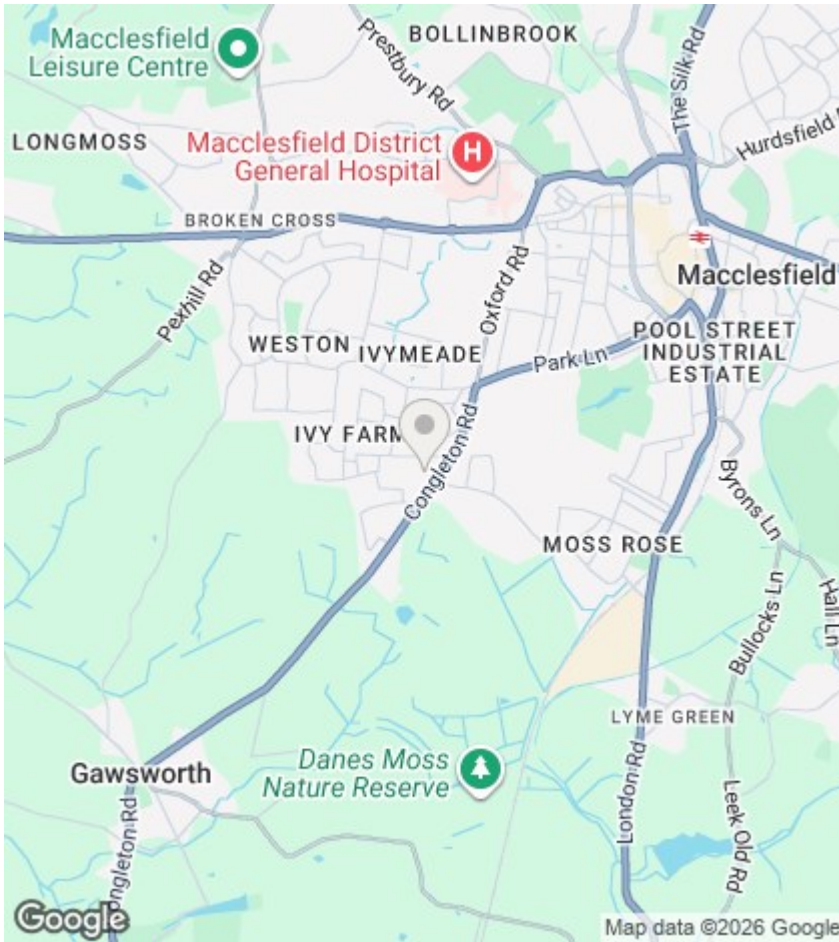
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Council Tax Band: E







Directions

Viewings

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

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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
1307 sq.ft. (121.5 sq.m.) approx.



TOTAL FLOOR AREA: 1307 sq.ft. (121.5 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, measurements of rooms, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. If the vendor, agent or any other person has provided any information or guarantee as to the accuracy or efficiency of the plan, it is the responsibility of the purchaser to verify the same.