



Dove Cottage, 78 Beech Lane, Macclesfield, SK10 2DY

£240,000

- Beautifully extended three-bedroom end terrace
- A spacious dining room and a generous 15ft living room with dual-aspect windows
- Modern fitted kitchen and there is the added convenience of a ground floor WC
- Bright and airy landing leads to three good-sized bedrooms and a pristine family bathroom
- Fully enclosed side garden with large gates and fencing provide both security and a sense of seclusion.

78 Beech Lane, Macclesfield SK10 2DY

Set on a generous, fully enclosed garden plot, this beautifully extended three-bedroom end terrace home offers far more than most properties at this price point. Thoughtfully updated and immaculately presented throughout, the property boasts spacious accommodation, quality finishes, and a level of privacy rarely found in similar homes.

The ground floor features two well-proportioned reception rooms: a spacious dining room with an attractive ornamental fireplace, and a generous 15ft living room with dual-aspect windows, filling the space with natural light. The modern fitted kitchen includes a built-in electric oven and hob, and there is the added convenience of a ground floor WC.

Upstairs, a bright and airy landing leads to three good-sized bedrooms and a pristine family bathroom. The property is accessed from the side, offering a more private entrance, sheltered from the road.



Council Tax Band: B



Dining Room

12'7 x 14'10

Double glazed window to front and double glazed door to side. Wood effect flooring. Under stairs storage cupboard. Built-in under stairs storage unit (currently used as a bar). Vertical radiator. Decorative fire place with cast iron surround., stone hearth and wood mantle over. Radiator. Feature wrought iron spindles with wooden nule post and hand rail.

Living Room

14'10 x 12' 10

Wood effect flooring. Decorative brick fireplace with wood lintel over. Two double glazed windows to side and rear. Radiator. T.V point.

Kitchen

12' 3" x 8' 6"

Fitted kitchen units to base and eye level. One and a quarter stainless steel sink unit. Integrated 'Neff' hob with stainless steel extractor hood over. "Neff" electric oven. Plumbing for washing machine and dishwasher. Tiled splash backs. Tiled flooring. Radiator. Double glazed window and door to side.

Bedroom One

12'3 x 8'4

Radiator. Double glazed window to side.

Bedroom Two

12'2 x 7'4

Storage cupboard. Radiator. Double glazed window to front.

Bedroom Three

8'1 x 6'4

Double glazed window to rear. Radiator.

Bathroom

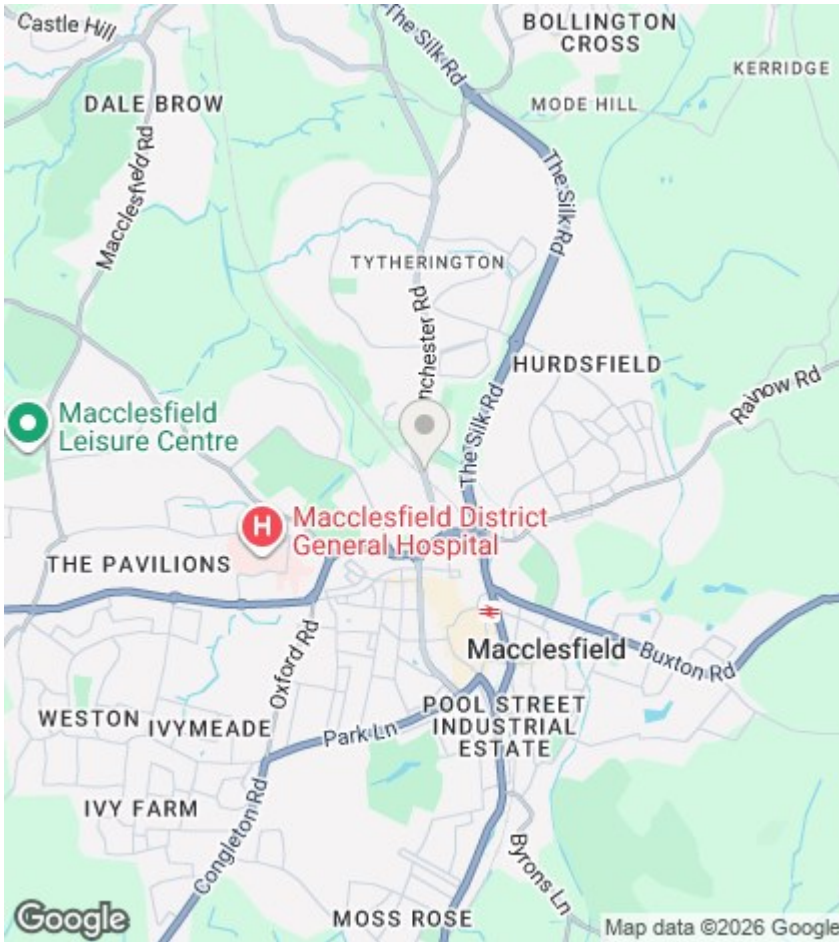
8'8 x 4'5

White suite comprising; paneled bath with electric shower over, push button W.C and sink unit. Tiled walls and flooring. Double glazed window. Ladder radiator.

External

23'3 x 28'6

To the rear is an enclosed garden, which has gated access to the front, a lawn area and a patio area with borders with mature shrubs. Outside water tap.



Directions

Viewings

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

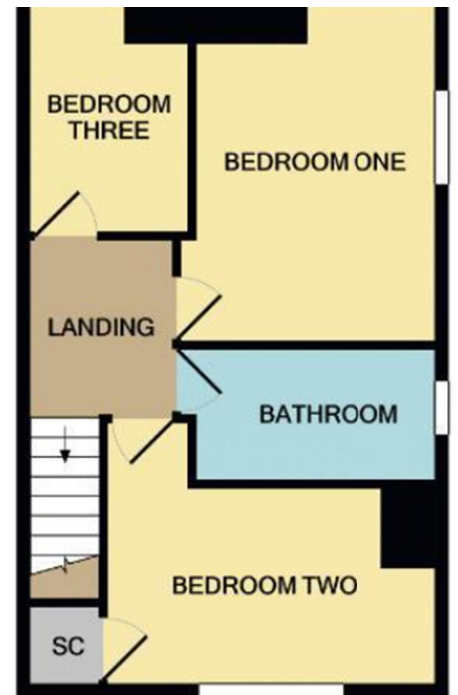
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements