



20 Waters Green, Macclesfield, SK11 6JX

£180,000

- A larger than average two bedroom end terrace home.
- Upon entering the property you are welcomed into a spacious and inviting living room featuring neutral decor and ample natural light perfect for relaxing or entertaining.
- The first floor comprises a large double bedroom to the front offering plenty of space for furniture.
- Generous kitchen diner offers a practical and social space fitted with a range of modern base.
- Externally to the front of the property there is a driveway offering off road parking. However the current owner has transformed this space into a charming garden area

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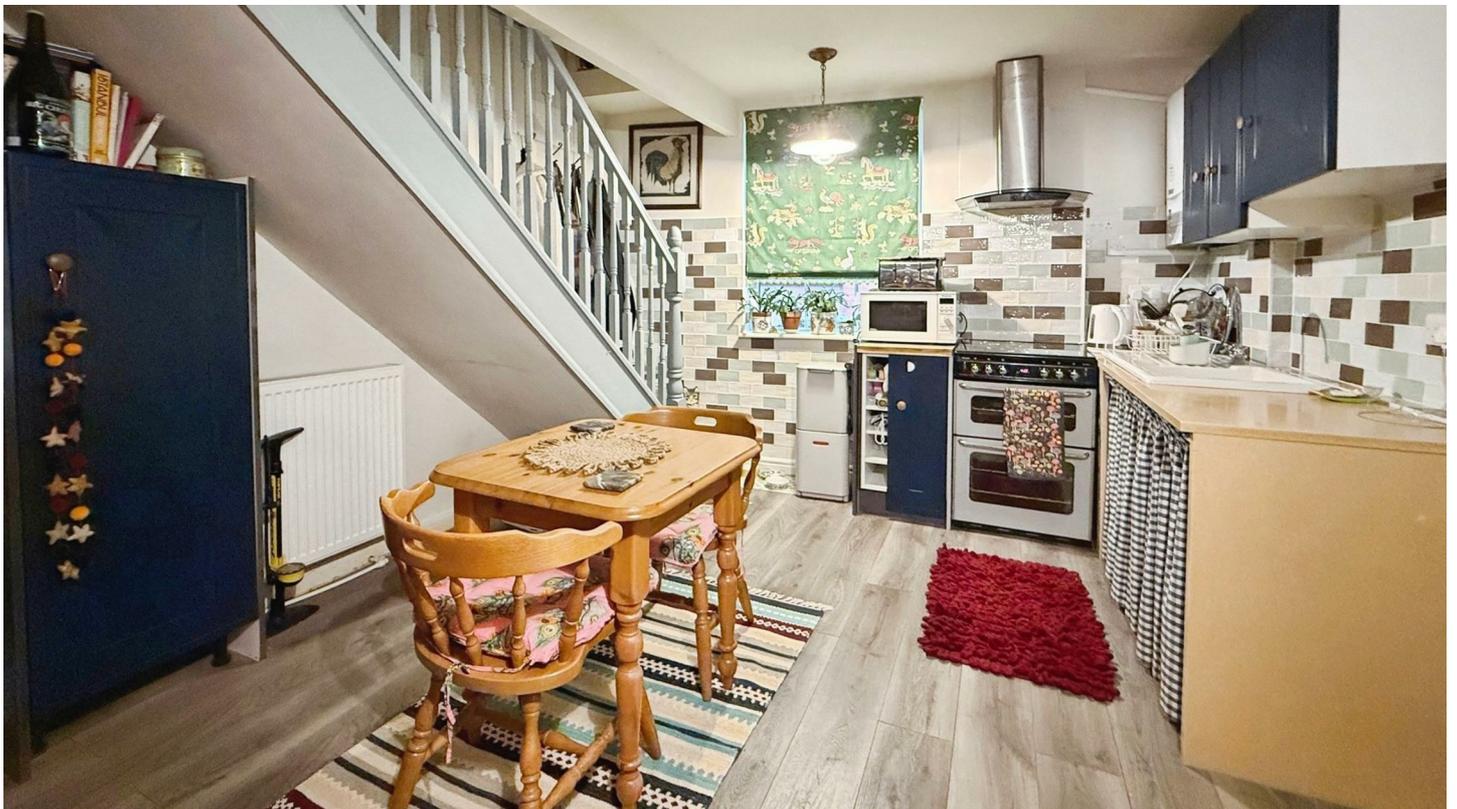
A larger than average two bedroom end terrace home beautifully presented and ideally situated within easy walking distance of Macclesfield town centre and the train station offering convenient access to local amenities shops restaurants and transport links

The property has been thoughtfully updated and tastefully decorated throughout by the current owner creating a stylish and comfortable living space that would suit a range of buyers including first time purchasers professionals and buy to let investors

Upon entering the property you are welcomed into a spacious and inviting living room featuring neutral decor and ample natural light perfect for relaxing or entertaining. To the rear the generous kitchen diner offers a practical and social space fitted with a range of modern base and eye level units providing plenty of storage and worktop space. There is room for a dining table and chairs and a rear door leads directly out to a well



Council Tax Band: A



Lounge

13'11" x 11'7"

A spacious and inviting living room located at the front of the property, featuring neutral décor and ample natural light. It offers a comfortable setting ideal for both relaxing and entertaining.

Kitchen/Diner

16'2" x 11'6"

A generous and practical kitchen diner fitted with a range of modern base and eye level units providing excellent storage and worktop space. There is ample room for a dining table and chairs, and a rear door opens out to a well-maintained communal garden area, perfect for outdoor dining or enjoying the warmer months.

Bedroom 1

13'11" x 11'7"

A large double bedroom situated at the front of the property, offering plenty of space for furniture and finished in a light, modern style.

Bedroom 2

7'10" x 8'3"

A good-sized second bedroom with a side-facing window, currently used as a versatile space and featuring stairs that lead up to the converted loft room.

Bathroom

7'4" x 4'7"

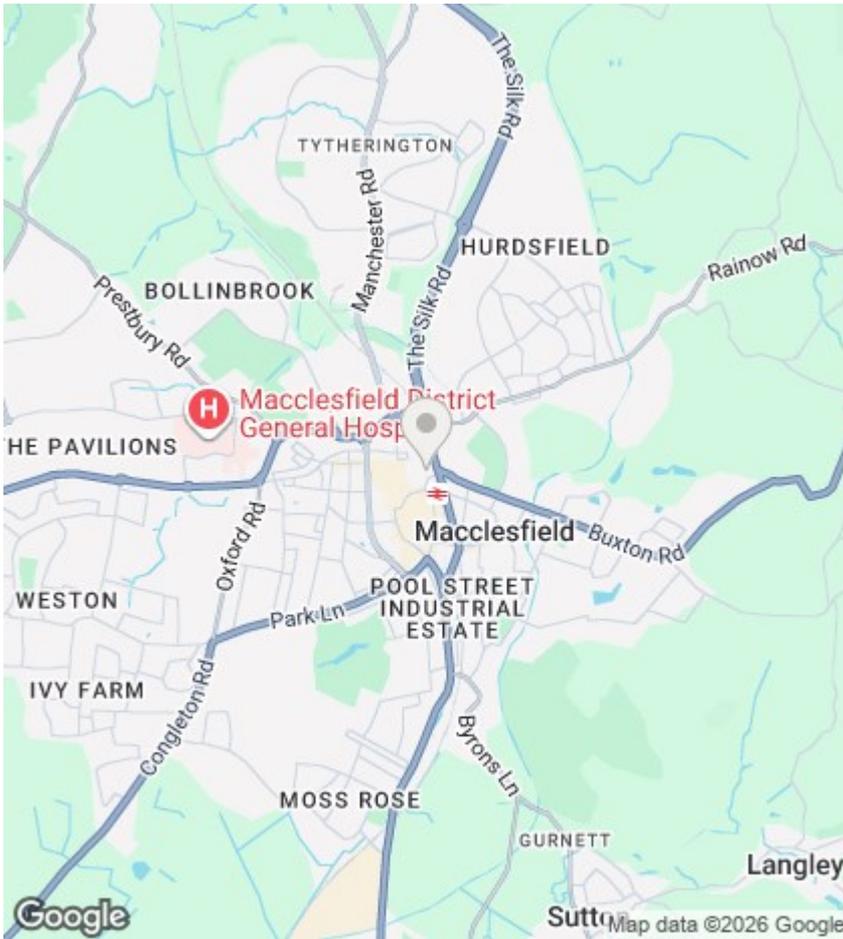
A well-appointed and modern bathroom comprising a walk-in shower, wash basin and WC, finished with contemporary fittings.

Loft Room

Accessed via stairs from the second bedroom, the converted loft space is currently being used as the main bedroom. Bright and airy, it features a Velux window and offers flexible use as a bedroom, home office, hobby room or guest area.

External

To the front of the property is a driveway offering potential for off-road parking. The current owner has transformed this into a charming garden space, adding curb appeal and a pleasant outdoor seating area.



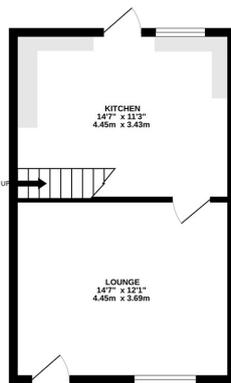
Viewings

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

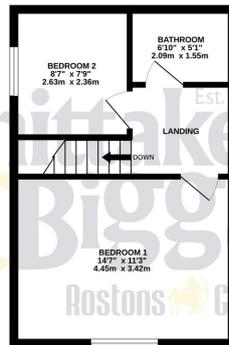
EPC Rating: TBC

| 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 | |

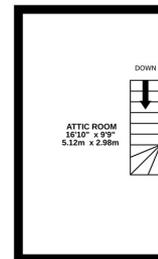
GROUND FLOOR
342 sq ft (31.7 sq.m.) approx.



1ST FLOOR
328 sq ft (30.3 sq.m.) approx.



2ND FLOOR
166 sq ft (15.3 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.5 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 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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