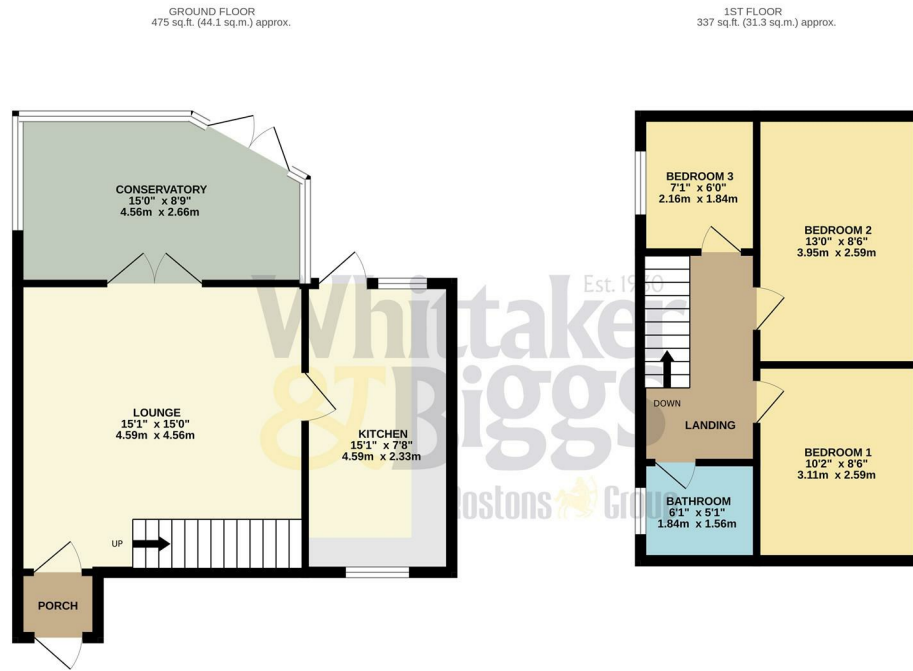




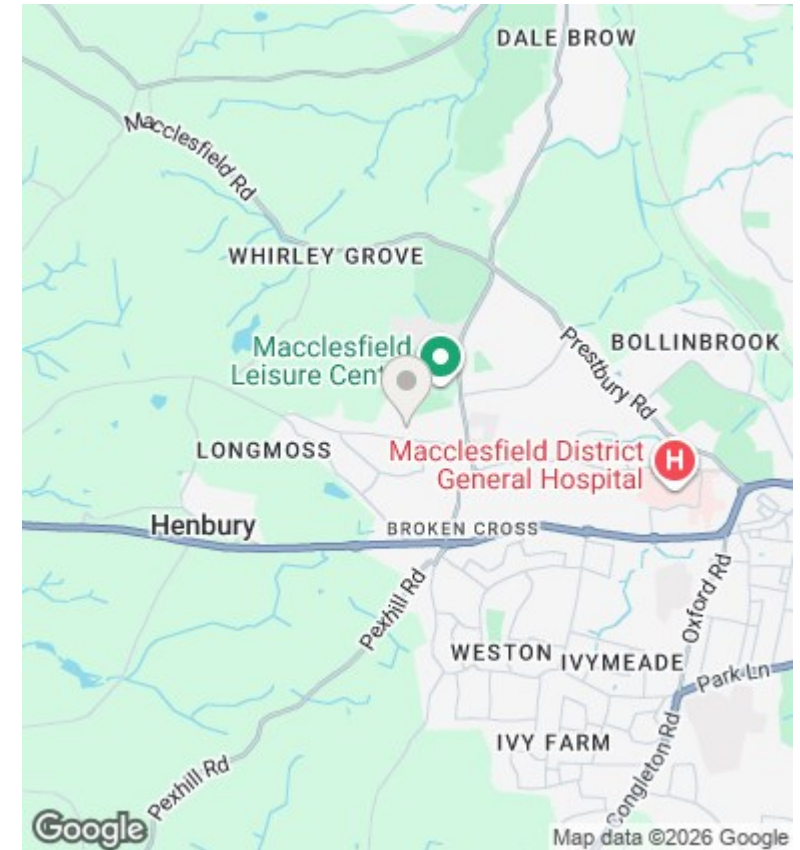
8 Cotswold Close, Macclesfield, SK10 3RL

£300,000

- This well-presented three-bedroom home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, young families or investors.
- The property is within walking distance of the leisure centre, Fallibroome School and local primary schools.
- The generous lounge is bright and inviting, featuring a feature fireplace with a marble surround.
- The fitted kitchen/diner offers a range of wall and base units, the kitchen also benefits from doors opening directly onto the patio and garden.
- Externally, the property enjoys an enclosed south-facing rear garden with fenced boundaries offering a private outdoor space.
- Externally, the property enjoys an enclosed south-facing rear garden.



TOTAL FLOOR AREA: 812 sq.ft. (75.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Directions

Viewings

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

Council Tax Band

C

EPC Rating:

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