



176 Park Lane, Macclesfield - SK11 6UD
£875 PCM

mosley jarman 

176 Park Lane

Macclesfield

This charming 2-bedroom mid-terrace house has been recently redecorated and also there is a brand new bathroom. Situated very close to the Town Centre and good access to the Train station. Gas central heating and double-glazing. Living room, fitted kitchen with a range of base and wall mounted units and complete with washing machine, electric hob and oven and a fridge and a freezer (both are under counter appliances), refitted bathroom complete with shower unit over the bath and glazed shower screen. On the first floor are two generous sized bedrooms. Communal/shared garden area to the rear. UNFURNISHED. AVAILABLE: IMMEDIATELY





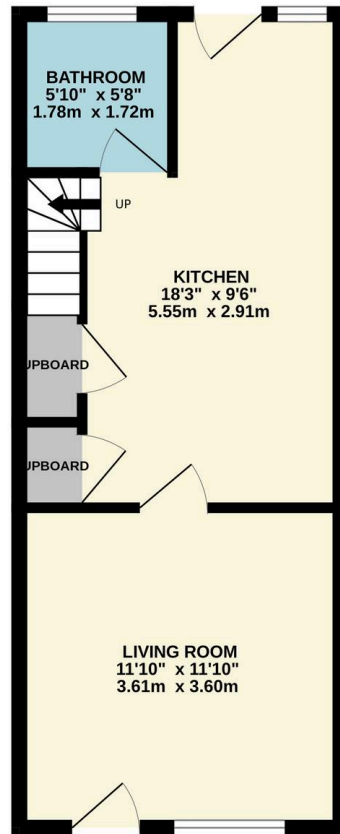
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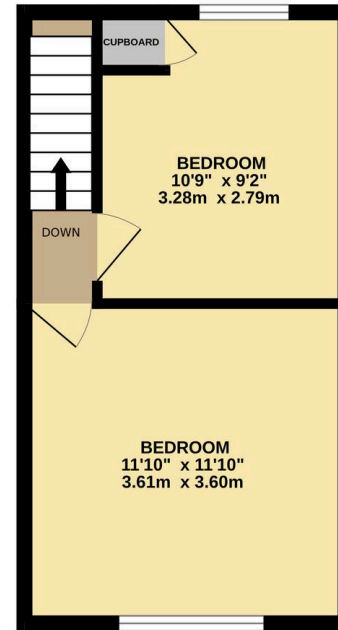
- Parking - On road parking
- Heating - Gas central heating
- Mains - Gas, Electric, Water, and Drainage
- EPC Rating: C (71/79)
- Council Tax Band: A (Cheshire East)
- *Flood Risk - Low Risk (Surface water).
- Refuse - Cheshire East Council operate a chargeable garden waste disposal service. For full details please visit [cheshireeast.gov.uk/garden bin](http://cheshireeast.gov.uk/gardenbin)
- **Broadband providers - Openreach, Virgin Media, and Netomia. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE, and Three
- **Mobile providers - Likely coverage by O2, EE, Three, and Vodafone
- ** Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies & advise potential tenants to do their own checks before renting the property



GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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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The Agent has not tested any fixtures, fittings, equipment, or services and cannot confirm they are in working order. Property details are provided by the vendor, and the Agent accepts no liability for errors. A purchase through the agency will incur an administration fee covering Anti-Money Laundering (AML) checks, identity verification, and ongoing compliance monitoring.