



MISTORIA
ESTATE AGENTS



29 Linnet Grove Macclesfield

£525,000

Freehold

FOR SALE
LARGE FAMILY HOME
GREAT SCHOOLS CLOSE-BY
EXCELLENT LOCATION
ELECTRIC CHARGE POINT FOR YOUR CAR
PLANS SIGNED OFF BY CHESHIRE EAST COUNCIL FOR GARAGE CONVERSION

Nestled in the charming Linnet Grove, Macclesfield, this highly desirable four-bedroom detached home offers an exceptional living experience for families and individuals alike. With ample space and a

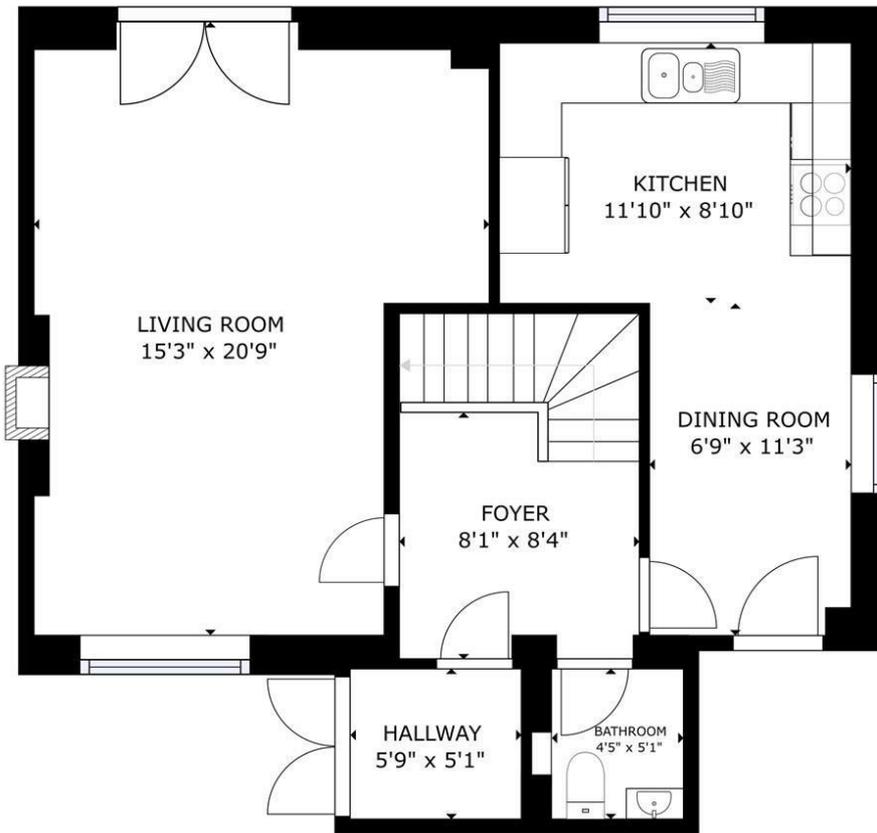


- FOUR BED DETACHED FAMILY HOME • CLOSE TO HIGHLY RATED EDUCATIONAL FACILITIES



- GARAGE • ELECTRIC CHARGE POINT • THREE BATHROOMS • LARGE MASTER SUITE • LARGE DRIVEWAY AND GARDENS • SOUGHT AFTER LOCATION





GROSS INTERNAL AREA
FLOOR 1: 661 sq ft, FLOOR 2: 593 sq ft
TOTAL: 1254 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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