



## 29 Linnet Grove Macclesfield

**£540,000**  
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

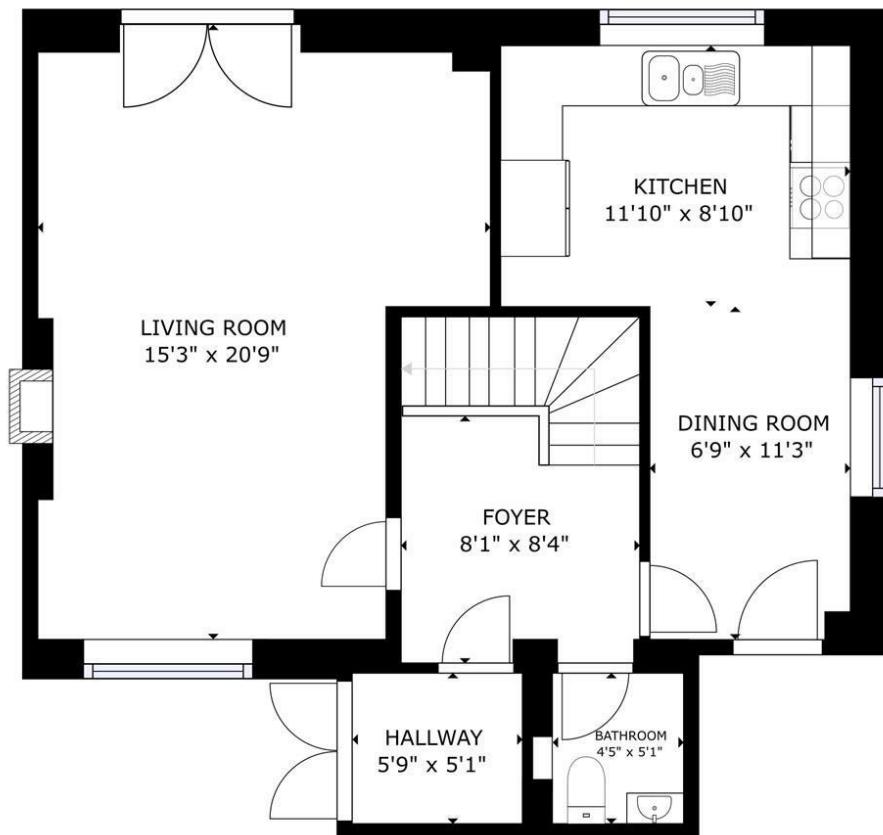


- FOUR BED DETACHED FAMILY HOME • CLOSE TO HIGHLY RATED EDUCATIONAL FACILITIES



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





FLOOR: 1

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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