



2 Ivymeade Close, Macclesfield, SK11 8NG

£250,000

**Whittaker & Biggs** Est. 1930  
Rostons Group

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This charming three-bedroom end-terraced mews home presents an excellent opportunity for families and professionals alike. Spanning 809 square feet, the property is thoughtfully designed to provide spacious and comfortable living.

Upon entering, you are welcomed into a generous living room that flows seamlessly into a separate dining area, perfect for hosting gatherings or enjoying family meals. The contemporary fitted kitchen is both stylish and functional.

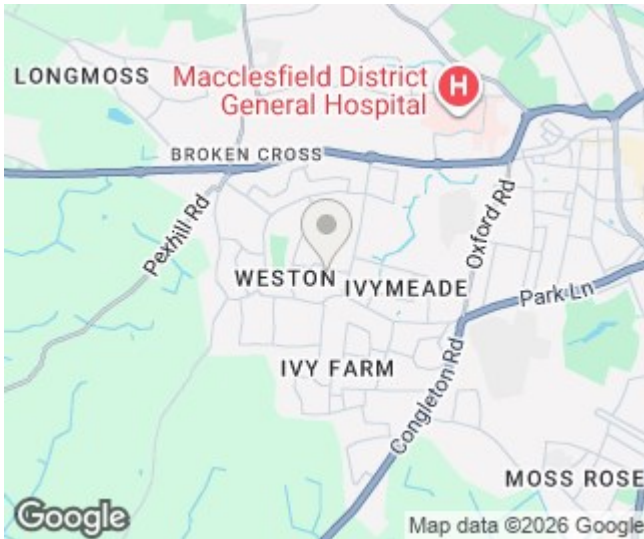
The first floor boasts three well-sized double bedrooms, a modern family bathroom, along with an additional separate WC, enhancing the practicality of the home.

One of the standout features of this property is its corner position, which not only offers a sense of privacy but also includes private parking for two cars—an invaluable asset in this sought-after area. The outdoor space is equally appealing, with gardens to both the front and rear, providing a lovely setting for outdoor activities, entertaining guests, or simply unwinding in the fresh air.

This delightful home combines comfort, convenience, and a prime location, making it an ideal choice for those looking to settle in Macclesfield. Don't miss the chance to make this property your own.





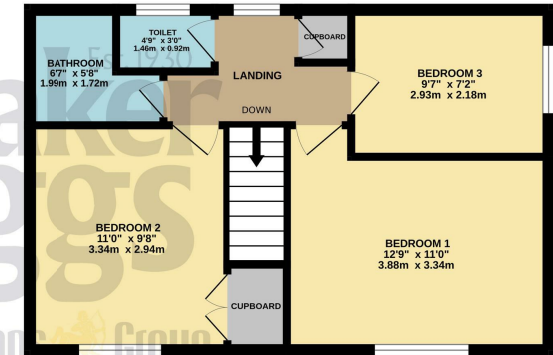


| Energy Efficiency Rating                                                                                                                                                                                                                                                       |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                                                                        | Potential | Current                                        | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> |           |                                                |           |
|                                                                                                                                                                                                                                                                                | <b>70</b> |                                                | <b>86</b> |
| England & Wales                                                                                                                                                                                                                                                                |           | England & Wales                                |           |
| EU Directive 2002/91/EC                                                                                                                                                                                                                                                        |           | EU Directive 2002/91/EC                        |           |

GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 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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