

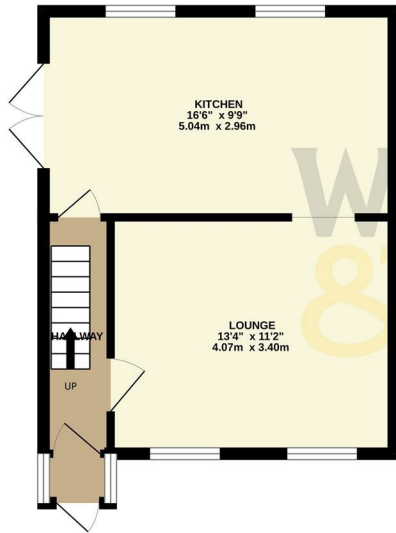


## 27 Mayfield Avenue, Macclesfield, SK11 7SS

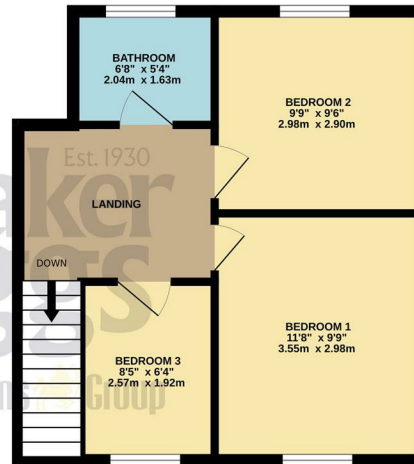
£240,000

- This three-bedroom semi-detached home occupies a desirable corner plot, offering both space and privacy.
- Internally, the home comprises a welcoming entrance hall leading through to a spacious and inviting living room.
- To the rear, there is an extended kitchen, with doors opening directly onto the garden, allowing for a seamless indoor-outdoor flow.
- Upstairs, the property offers two generous double bedrooms, a comfortable single bedroom, and a family bathroom.
- Externally, the home continues to impress with gardens to both the front and rear.

GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.

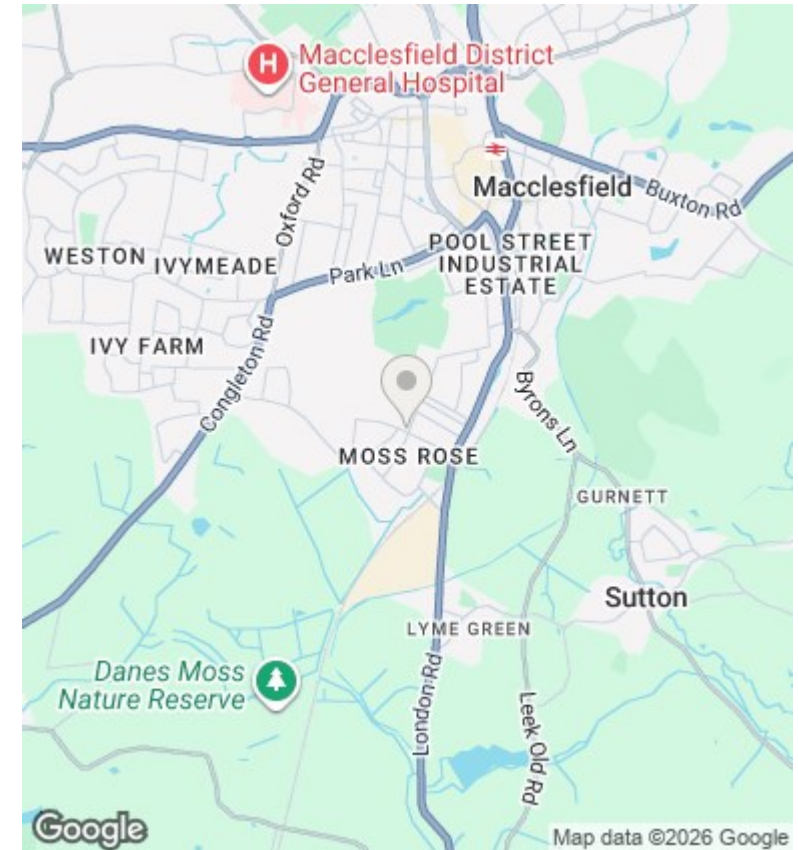


1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (68.9 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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## Directions

## Viewings

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

## Council Tax Band

B

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			67
(39-54) <b>E</b>	40		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	