



**151 Moss Lane, Macclesfield, SK11 7XE**  
**£300,000**

- Attractive three bedroom semi-detached home has been modernised throughout creating a well presented property
- The kitchen is fitted with a range of wall and base units providing ample storage and workspace
- The property benefits from a generous driveway to the front providing ample off-road parking and access to the garage.
- A bright and comfortable lounge featuring a log burning stove with an opening through to the dining area overlooking the rear garden
- Three bedrooms and a bathroom fitted with a modern three piece white suite
- To the rear is a private garden with both patio and lawn areas, complemented by mature trees and planting

# 151 Moss Lane, Macclesfield SK11 7XE

Situated on a popular residential road, this attractive three bedroom semi-detached home has been modernised throughout by the current owner, creating a well presented property ready for immediate occupation. Offering spacious and well balanced accommodation, the property will appeal to a range of buyers including first-time purchasers and growing families.

The ground floor comprises an entrance porch leading into a welcoming hallway, a bright and comfortable lounge featuring a log burning stove which provides a cosy focal point to the room, and an opening through to the dining area overlooking the rear garden. The kitchen is fitted with a range of wall and base units providing ample storage and workspace.

To the first floor there are three bedrooms and a bathroom fitted with a modern three piece white suite.

Externally, the property benefits from a generous driveway to the front providing ample off-road parking and access to the garage. To the rear is a private garden with both patio and lawn areas, complemented by mature trees and planting, creating an ideal space for relaxing or outdoor entertaining.

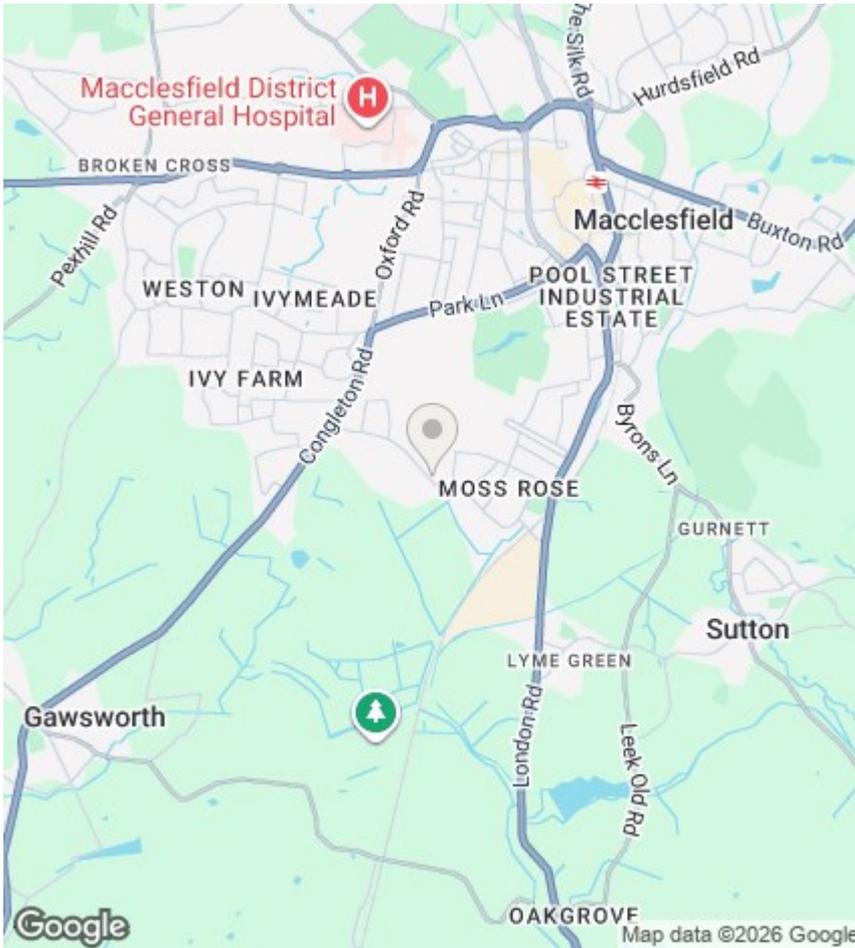
Further benefits include double glazing, gas central heating and potential for further extension, subject to the necessary planning permissions.



Council Tax Band: C







## Viewings

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

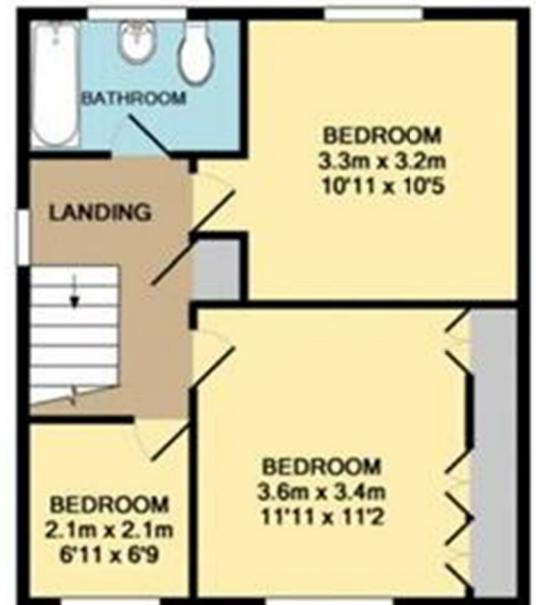
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 54.6 SQ.M.



1ST FLOOR  
APPROX. FLOOR  
AREA 37.9 SQ.M.  
(408 SQ.FT.)