



## 67 Home Farm Avenue, Macclesfield, SK10 3QW

£145,000

- Occupying a top floor position within the ever-popular Home Farm Avenue development, enjoys impressive far-reaching views and a peaceful cul-de-sac setting.
- The generous lounge takes full advantage of the far-reaching views, creating a light and comfortable living space.
- Offered to the market with no onward vendor chain, this represents an excellent opportunity for first-time buyers, downsizers or investors alike.
- The apartment offers spacious and practical accommodation throughout.
- There are two good-sized double bedrooms, alongside a separate bathroom.

# 67 Home Farm Avenue, Macclesfield SK10 3QW

Occupying a top floor position within the ever-popular Home Farm Avenue development, this well-proportioned two double bedroom apartment enjoys impressive far-reaching views and a peaceful cul-de-sac setting. The elevated position provides a wonderful sense of privacy and an abundance of natural light, creating a bright and airy living environment throughout.

Positioned within mature communal grounds and benefiting from residents' parking, the development enjoys a "no through traffic" environment whilst remaining conveniently placed for Macclesfield Hospital, the Leisure Centre, Fallibroome Academy and Upton Priory Schools.

The apartment offers spacious and practical accommodation throughout. A welcoming entrance hallway provides access to a useful storage cupboard, ideal for coats, shoes and everyday essentials.

The generous lounge takes full advantage of the far-reaching views, creating a light and comfortable living space. Just off the lounge is a separate fully fitted breakfast kitchen offering ample storage and workspace.

There are two good-sized double bedrooms, alongside a separate bathroom fitted with a three-piece suite with shower over the bath, plus an airing cupboard providing additional storage.



Council Tax Band: B



## Entrance Hall

A welcoming entrance hallway provides access to a useful storage cupboard, ideal for coats, shoes, and everyday essentials.

## Lounge/Diner

16'3" x 10'5"

A generous, bright living space with far-reaching views and plenty of natural light.

## Kitchen

12'3" x 7'4"

Fully fitted breakfast kitchen offering ample storage and workspace.

## Bedroom One

10'5" x 10'5"

A comfortable double bedroom with good space for furniture.

## Bedroom Two

10'2" x 8'10"

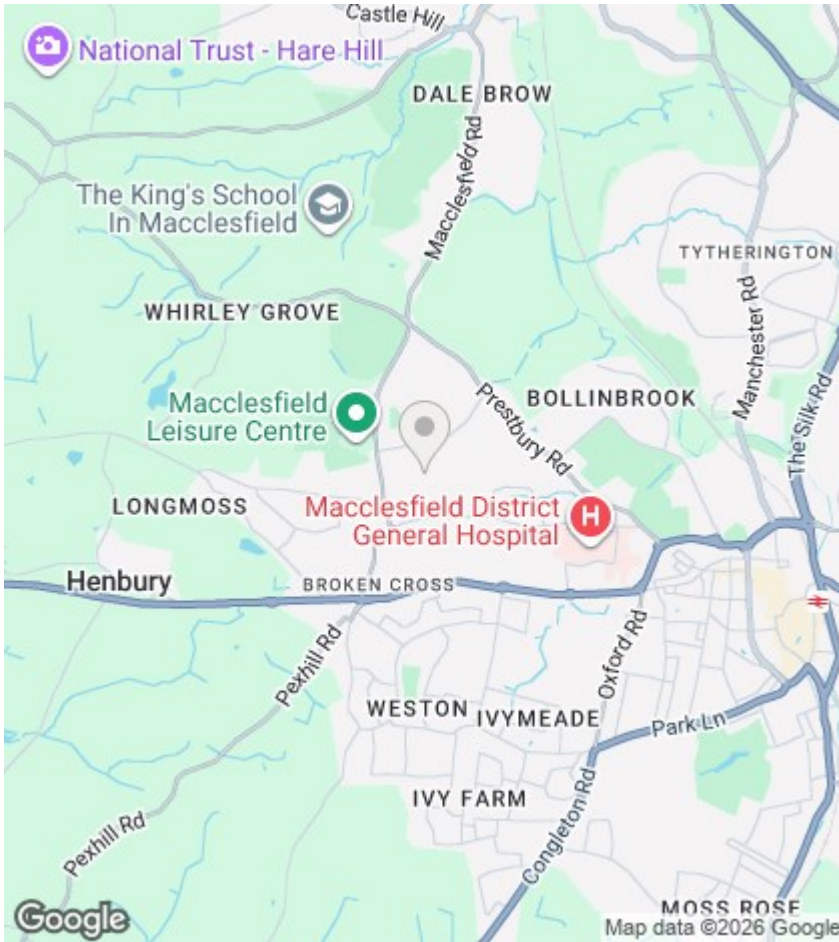
A second double bedroom suitable for guests, office, or additional sleeping space.

## Bathroom

12'3" x 5'6"

Three-piece suite with shower over bath, plus nearby airing cupboard for extra storage.





## Directions

## Viewings

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

**EPC Rating:**  
C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 75                      | 78        |
| (55-68) <b>D</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 |           |

