



## 29 Aylesbury Close, Macclesfield, SK10 2LE

£234,000

- This stylish mid mews home offers an ideal opportunity for first time buyers downsizers or investors looking for a well presented and conveniently located property.
- The living and dining room is a generous open plan area, featuring doors that open directly onto the enclosed rear yard
- Aylesbury Close is positioned just over a mile from Macclesfield town centre and train station providing excellent transport links
- On the ground floor the accommodation comprises a contemporary fitted kitchen with a range of base and eye level units.
- Upstairs there are two well proportioned double bedrooms both offering plenty of room for furniture and storage

# 29 Aylesbury Close, Macclesfield SK10 2LE

Tucked away in a quiet and friendly cul de sac this stylish mid mews home offers an ideal opportunity for first time buyers downsizers or investors looking for a well presented and conveniently located property.

Aylesbury Close is positioned just over a mile from Macclesfield town centre and train station providing excellent transport links for commuters along with easy access to a wide range of shops bars cafes and restaurants Local amenities are also close at hand with the nearby Brocklehurst Avenue offering a selection of everyday shops and services meaning most daily needs are within walking distance.

The property itself is presented in excellent decorative condition throughout allowing any buyer to move straight in without the need for immediate work or updates.

On the ground floor the accommodation comprises a contemporary fitted kitchen with a range of base and eye level units. The living and dining room is a generous open plan area with enough space for both relaxing and



Council Tax Band: B



## **Kitchen**

8'5" x 5'4"

A contemporary fitted kitchen located at the front of the property, featuring a range of modern base and eye-level units.

## **Living/Dining Room**

11'5" x 13'6"

A spacious open-plan living and dining area benefitting from direct access to the rear yard via patio doors, seamlessly extending the living space outdoors.

## **Bedroom One**

11'7" x 8'8"

A well-proportioned double bedroom with ample space for a large bed and additional furniture.

## **Bedroom Two**

7'0" x 9'8"

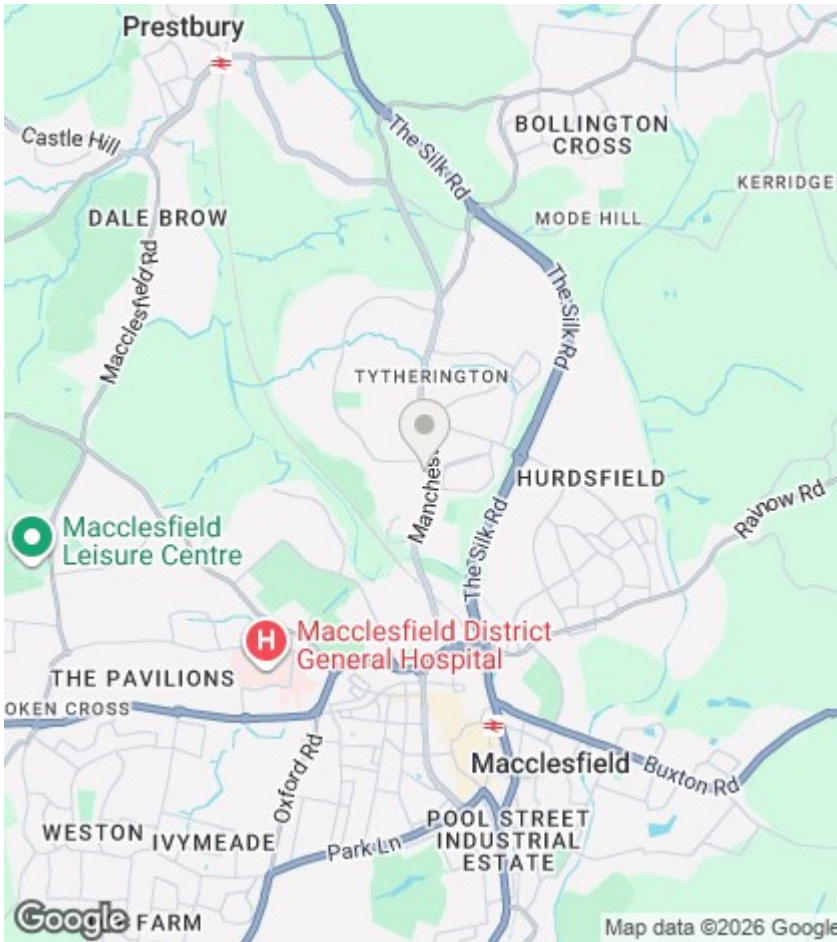
Another generously sized double bedroom, ideal for guests, a home office, or a child's room. Offers flexibility depending on lifestyle needs and provides good space for furnishings while maintaining a cosy feel.

## **Bathroom**

4'8" x 5'6"

A sleek, modern bathroom fitted with contemporary fixtures and stylish finishes.

AML REGULATIONS. We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



## 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) A			
(81-91) B			89
(69-80) C		69	
(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	

