

## 5 Westbury Drive, Macclesfield, SK11 8LR

£370,000

- This true bungalow is ideal for those purchasers seeking single level accommodation and, unlike many similar properties of this type in Macclesfield
- There are two well-proportioned bedrooms and a modern bathroom.
- NO CHAIN
- The full accommodation offered briefly comprises; entrance hall and a large living room with patio doors.
- The outside space is a really fantastic feature of this property.



# 5 Westbury Drive, Macclesfield SK11 8LR

This true bungalow is ideal for those purchasers seeking single level accommodation and, unlike many similar properties of this type in Macclesfield, the delightful plot, upon which it sits, is also very flat and free from steps. The property is available to purchase immediately with no onward chain and is located in the popular Ivy Lane area with surrounding properties being mainly other bungalows and family homes - a nice mixture. The beautifully presented accommodation has been enhanced by the addition of an excellent sized 17ft conservatory extension, which has an aspect over the well-manicured rear garden. The full accommodation offered briefly comprises; entrance hall, a large living room with patio doors to the conservatory, a fitted kitchen with space for breakfast table, two well-proportioned bedrooms (one with fitted furniture) and a modern bathroom room. The property has double glazing and is warmed by a Vaillant combi boiler. The outside space is a really fantastic feature of this property with the lawned rear garden being particularly private and having a patio and well-stocked borders. To the front there is a further lawn, a large parking area including a 60ft (approximate) driveway leading to the detached brick built garage. A great all-round property and, given the scarcity of bungalows in the area, we do suggest a prompt viewing.



Council Tax Band: C

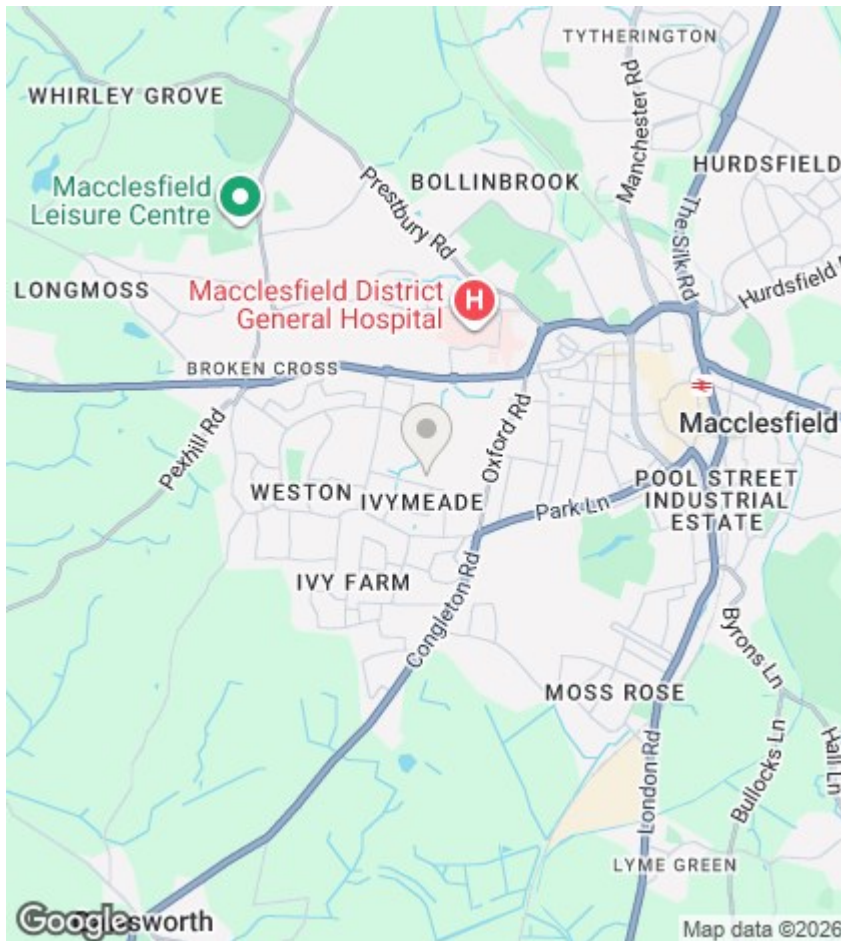




AML REGULATIONS. We are required by law to







## Directions

## 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>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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