



## 4 Bell Avenue, Sutton, SK11 0EE

£225,000

- A charming property set in the heart of Sutton
- In need of refurbishment, the property offers excellent potential
- briefly comprises: an entrance hallway, a comfortable living room, and a spacious dining kitchen with a separate pantry housing the boiler.
- To the first floor, there are two well-proportioned double bedrooms.
- Externally, the property benefits from a generous rear garden, along with a front garden and driveway providing off-road parking.

# 4 Bell Avenue, Sutton SK11 0EE

A charming property set in the heart of Sutton Village, a highly sought-after area of Sutton, Macclesfield, known for its picturesque surroundings, strong community feel, and easy access to the Macclesfield Canal, as well as an abundance of scenic countryside and walking routes right on the doorstep.

In need of refurbishment, the property offers excellent potential and briefly comprises: an entrance hallway, a comfortable living room, and a spacious dining kitchen with a separate pantry housing the boiler. A door from the kitchen leads out to an enclosed rear garden.

To the first floor, there are two well-proportioned double bedrooms, both served by a three-piece family bathroom suite.

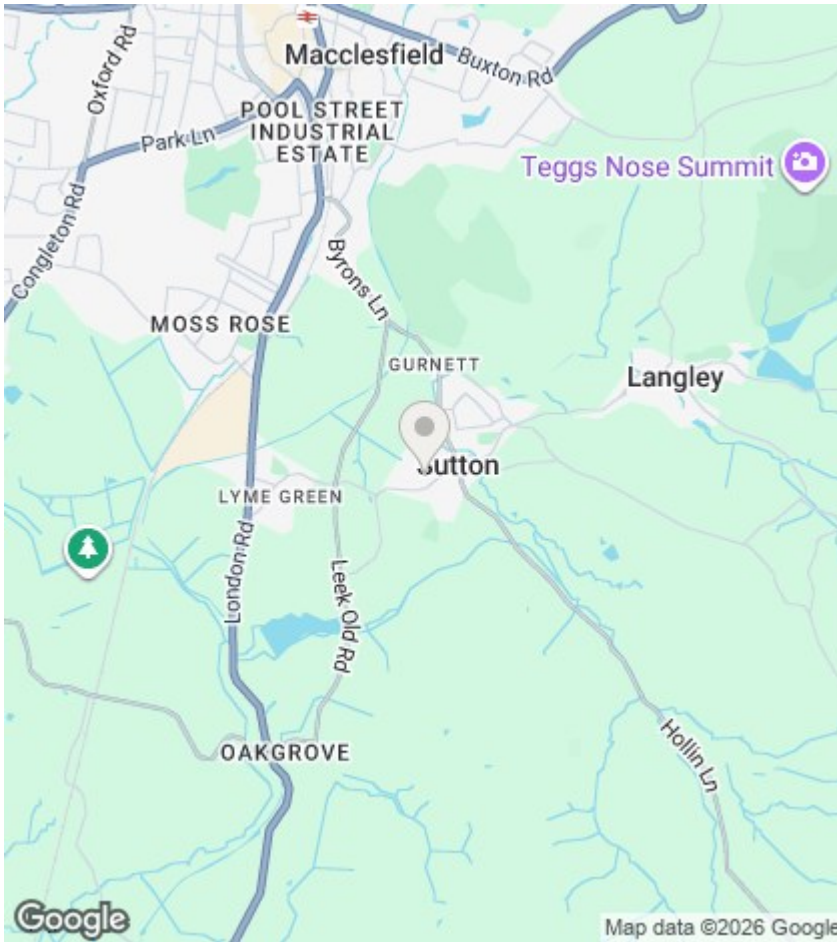
Externally, the property benefits from a generous rear garden, along with a front garden and driveway providing off-road parking.



Council Tax Band: B







## Directions

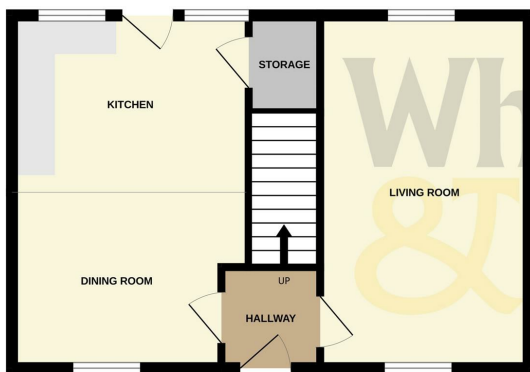
## Viewings

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

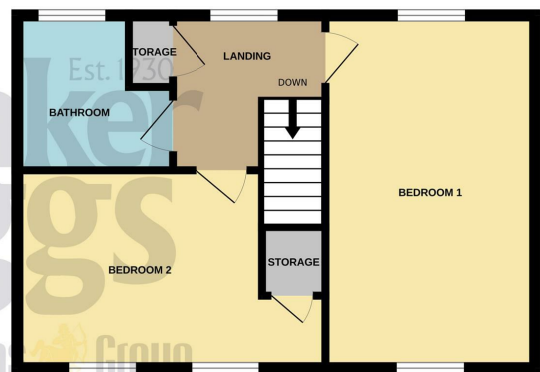
**EPC Rating:**  
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(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	

GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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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