



5 Minor Avenue, Lyme Green, Macclesfield, Cheshire, SK11 0LQ

£269,950

- A deceptively spacious three-bedroom semi-detached family home
- Entrance hall leading into a bright and comfortable living room, which flows through to a generous kitchen diner.
- Upstairs, the property offers three well-proportioned double bedrooms, all served by a modern three-piece bathroom suite.
- Private enclosed garden
- Offered for sale with no onward chain
- Recently modernised throughout

5 Minor Avenue, Macclesfield SK11 0LQ

A deceptively spacious three-bedroom semi-detached family home situated in a highly sought-after semi-rural location on the outskirts of Macclesfield, just one mile from the charming village of Sutton. Surrounded by beautiful countryside, the property offers the perfect balance of peaceful rural living while still providing convenient access to local amenities, reputable schools, and transport links into Macclesfield and beyond.

The accommodation comprises an entrance hall leading into a bright and comfortable living room, which flows through to a generous kitchen diner ideal for family meals and entertaining. The ground floor also benefits from a convenient downstairs WC. To the rear is a private enclosed garden, providing a great outdoor space for relaxing or for children and pets to enjoy.

Upstairs, the property offers three well-proportioned double bedrooms, all served by a modern three-piece bathroom suite.

Externally, the property features a driveway to the front providing off-road parking. Offered for sale with no onward chain, this home represents an excellent opportunity for families, first-time buyers, or those looking to enjoy a semi-rural lifestyle.



Council Tax Band: B



Entrance Porch

Entrance Hall

Living Room

11'9" x 10'9"

Double glazed window. Radiator. T.V point. Electric fire. -

Dining Kitchen

16'0" x 13'10" increasing to 17'0"

Fitted kitchen units to base and eye level. Range cooker and hob. Stainless steel extractor fan. Dishwasher & washing machine. One and 1/4 stainless steel sink unit. Double glazed window and double glazed double doors to rear. Laminate floor. 2 Radiators. Understairs storage cupboard with Baxi combination boiler.

W.C

Push button w.c. Pedestal wash basin. Double glazed window.

Landing

Loft hatch. Double glazed window. Radiator.

Bedroom One

10'10" x 11'11" reducing to 8'10"

Double glazed window to front. Radiator.

Bedroom Two

16'1" x 7'10" reducing to 6'3"

Double glazed window to rear. Radiator. Views to hills.

Bedroom Three

10'6" x 7'10"

Double glazed window to rear. Radiator.

Bathroom

7'1" x 6'11"

Paneled bath with mixer shower over. Push button w.c. Pedestal wash basin. Radiator. Part tiled walls. Double glazed window.

Garden

Patio. Lawn. Large shed.





Directions

From our office turn right opposite the train station onto Sunderland Street. At the traffic lights turn left and then right onto Mill Lane. Continue along this road which becomes London Road and past the football ground and the Lyme Green retail park then turn left onto Lindrum Avenue and Minor Avenue is on the turning on the left.

Viewings

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

EPC Rating:

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

