



197 Buxton Road, Macclesfield, SK10 1NB

£165,000

- A beautifully presented one double bedroom terraced property.
- The accommodation comprises: entrance hall, living room with feature fireplace, and a fitted kitchen with stable door leading out to an enclosed rear yard.
- The large double bedroom, formerly two bedrooms, offers generous proportions and could potentially be reconfigured if desired.
- Situated in a highly convenient location within walking distance of Puss Bank Primary School, local shops, and scenic canal-side walks.
- A further door provides access to the cellar.

197 Buxton Road, Macclesfield SK10 1NB

A beautifully presented one double bedroom terraced property offering spacious and well-appointed accommodation throughout.

Situated in a highly convenient location within walking distance of Puss Bank Primary School, local shops, and scenic canal-side walks, the property is also within easy reach of Macclesfield town centre and the main line train station, which provides a regular service to London Euston and Manchester Piccadilly.

The accommodation comprises: entrance hall, living room with feature fireplace, and a fitted kitchen with stable door leading out to an enclosed rear yard. A further door provides access to the cellar, which is currently used as a utility room and additional storage space.

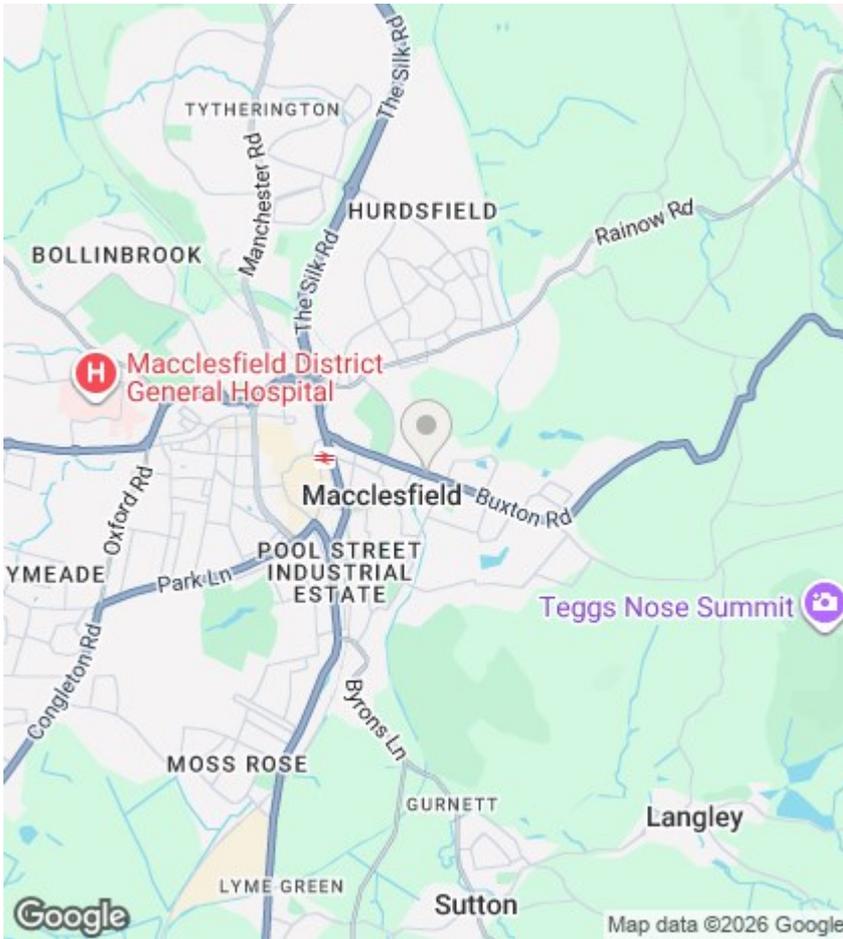
To the first floor there is a stunning modern fitted bathroom featuring a freestanding bath and separate shower unit. The large double bedroom, formerly two bedrooms, offers generous proportions and could potentially be reconfigured if desired.



Council Tax Band: B B







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) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

D

