



jordan fishwick

7 MEREBROOK ROAD MACCLESFIELD SK11 8RH

£255,000

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An excellent opportunity to acquire a spacious and well presented, three bedroom terrace property with the added benefit of a ground floor extension. Located in a popular residential location not too far from Broken Cross with the convenience of a local shop within a short stroll. The property is set back from the road behind a driveway which provides off road parking. The accommodation in brief comprises; entrance porch, entrance hallway with stairs to first floor landing, modern breakfast kitchen, downstairs shower room and living room/dining room. To the first floor there are three good size bedrooms and a modern family bathroom with separate WC. The rear garden is mainly laid to lawn with feature pond and patio area ideal for 'Al-fresco' dining.

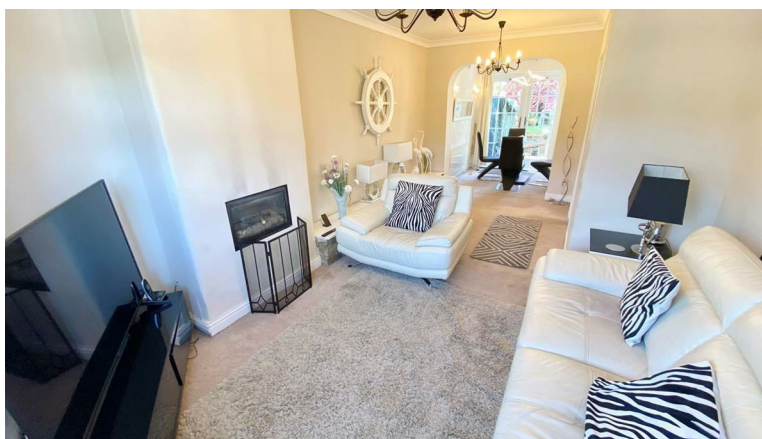


GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metriq C2024



- NO ONWARD CHAIN
- WELL PRESENTED AND SPACIOUS ACCOMADATION
- LOCATED IN A POPULAR RESIDENTIAL AREA
- EXTENDED TO GROUND FLOOR
- TWO BATHROOMS
- BEAUTIFUL WESTERLY FACING REAR GARDEN
- DRIVEWAY
- EPC RATING C COUNCIL TAX BAND B

Energy Efficiency Rating	
Current	Potential
70	82

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC