

EPC: C



Lyme Avenue, Macclesfield, Cheshire

Guide Price: £275,000





Positioned on the highly sought-after Lyme Avenue, this spacious three-bedroom semi-detached home offers an excellent opportunity for buyers looking to put their own stamp on a property. Requiring some updating throughout and offered to the market with no onward chain, the property is ideally suited to families, first-time buyers and investors alike. The accommodation includes an entrance hall, a modern fitted kitchen, and a generous open-plan lounge and dining room, providing an ideal space for both everyday living and entertaining. The rear reception space enjoys attractive views over the garden and benefits from direct access to the outside. To the first floor are three well-proportioned bedrooms, served by a modern fitted shower room. Externally, the property benefits from off-road parking to the front, while to the rear is a delightful south-west facing garden, perfect for enjoying afternoon and evening sunshine. Conveniently located close to a range of local amenities, highly regarded schools, shops and excellent transport links, this property combines a desirable location with the opportunity to create a fantastic family home.

Early viewing is highly recommended. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Ground Floor



First Floor

Total floor area 93.5 m² (1,006 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox





Council Tax Band: **C**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**



Viewing arrangement by appointment: **01625 614006**
macclesfield@bridgfordscountrywide.co.uk
38-40 Mill Street, Macclesfield, Cheshire, SK11 6LT



Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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