

Manchester Road, Macclesfield, SK10

£600,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 7

A Stunning, executive detached family home with 7 double bedrooms which offers an abundance of space, boasting a large footprint. The property has off-road parking, as well as a garage and large rear and front gardens. It used to be run as a guest house and has further potential on o

Key features:

- Land
- En suite
- 2 port garage

Extra info:

- **Property Age:** 85 years
- **Council Tax:** Band g (£2962.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



A Stunning, executive detached family home with 7 double bedrooms which offers an abundance of space, boasting a large footprint. The property has off-road parking, as well as a garage and large rear and front gardens. It used to be run as a guest house and has further potential on offer with 7 bedrooms all with en suites. The property has massive potential for investors or is perfect for a family looking for plenty of space.

Through the ground floor entrance there is a porch area which opens up to a hallway which flows into the lounge area, kitchen and diner, and separate dining room, then onto the downstairs second lounge and then the ensuite downstairs bedroom. Also on the ground floor, there is a utility room, a downstairs toilet and a drying room.

The first floor has a large landing area and moves through to the 6 double bedrooms, all with en suites, with the Master bedroom boasting a bath in the ensuite. There are also 2 storage rooms that could easily be made into 2 further bedrooms and a separate toilet room with storage.

This is a property that offers amazing potential.

Floor plan:



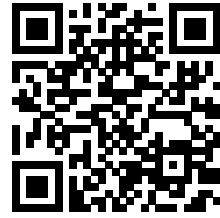
Energy Performance Certificate:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100) A			
(81 to 91) B			
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G		0	0
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 to 100) A			
(81 to 91) B			
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G		0	0
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

MISREPRESENTATION ACT, 1967.

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