



Thirlmere, Macclesfield, SK11

£350,000

Guide Price

Tenure: Leasehold, **Bedrooms:** 5

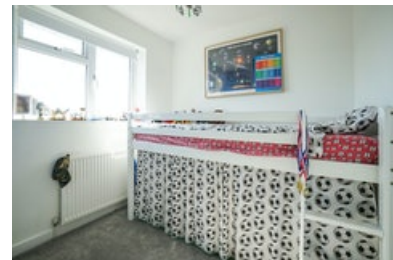
A beautifully presented five-bedroom detached property with garage and fantastic south-facing garden. This home is located in a cul-de-sac location backing onto lovely farmland views. Located in a popular and sought after residential area close to local shops and schools. The accommodation is

Key features:

- South-facing garden
- Country views
- 5 Bedrooms
- Quiet location
- Excellent local amenities
- New boiler
- Peak District nearby

Extra info:

- **Property Age:** 45 years
- **Council Tax:** Band E (£2192.31 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway
- **Lease info:** 957 years remaining
- **Ground Rent:** £35.00 per-annum

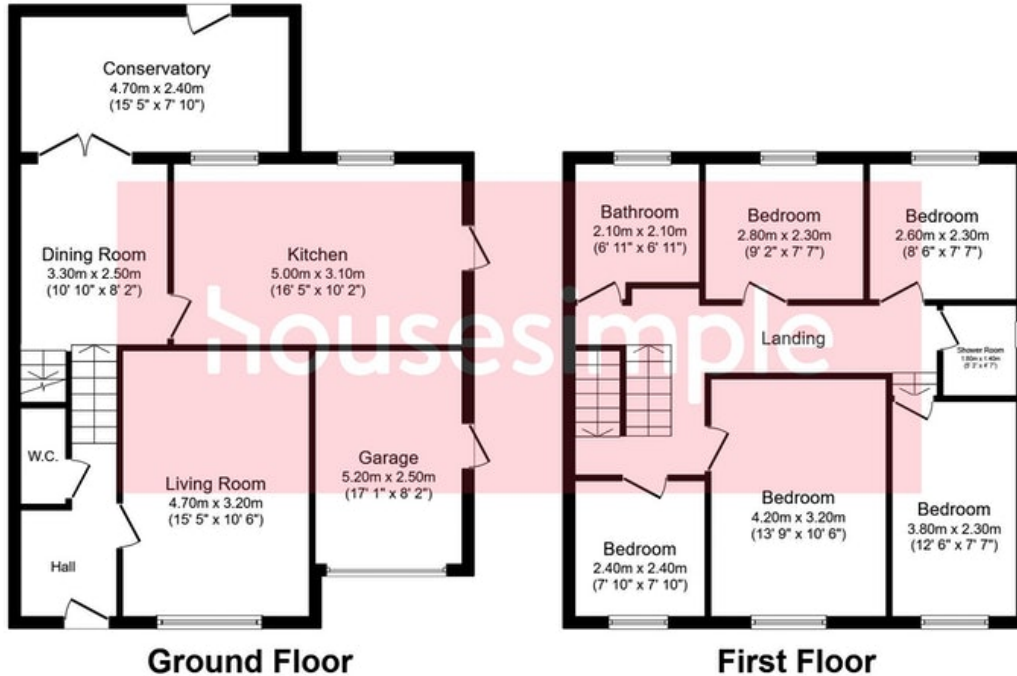


A beautifully presented five-bedroom detached property with garage and fantastic south-facing garden. This home is located in a cul-de-sac location backing onto lovely farmland views.

Located in a popular and sought after residential area close to local shops and schools. The accommodation is split level, offering sizeable accommodation. Ample off road parking is afforded to the front with the added bonus of a partly converted garage with electric roller shutter door. Side access leads up to the South facing rear garden and other side a secure garden shed. The property includes; reception hall, downstairs WC, living room, sitting/dining room, conservatory and kitchen/dining room downstairs and upstairs there are five good size bedrooms, some with fitted wardrobes. There is also a family bathroom and Additional shower room.

The property also includes a newly-installed boiler.

Floor plan:



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 www.focalagent.com

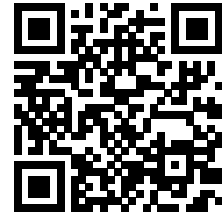
Energy Performance Certificate:

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	61
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact Rating	
	Potential
Very environmentally friendly - lower CO2 emissions	
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	78
(55 to 68) D	
(39 to 54) E	52
(21 to 38) F	
(1 to 20) G	
Not environmentally friendly - higher CO2 emissions	
England & Wales EU Directive 2002/91/EC	

MISREPRESENTATION ACT, 1967.

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