

78b Birtles Road

Nr. Henbury, Macclesfield

A contemporary 4-bed semi-detached home with open-plan kitchen/living/dining area, 1400+ sq ft over 3 floors. Landscaped garden, luxurious interior, quality upgrades, driveway in desirable development.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Stunning contemporary home built around 5 years ago
- Four good sized bedrooms and three bathrooms plus downstairs WC
- Modern open plan living kitchen/diner with high-spec kitchen including top quality appliances and an island
- Landscaped rear garden with good privacy and driveway parking to the front
- Various upgrades including fitted wardrobes and other stylish decor
- No onward chain



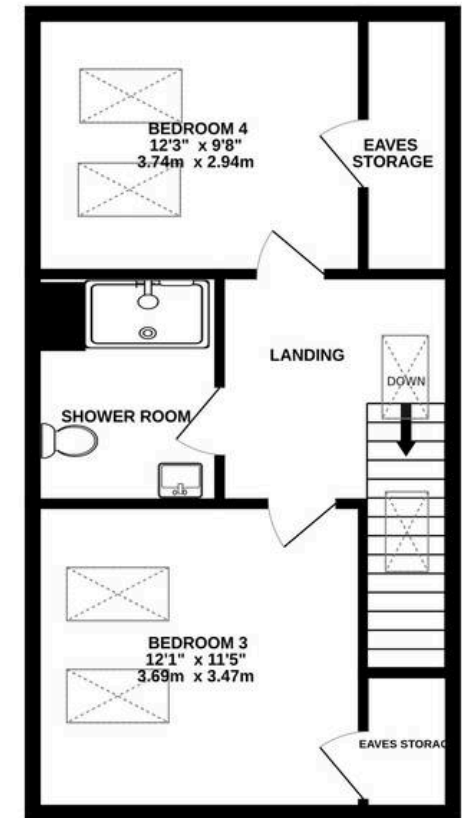
GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



2ND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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