



## 27 Mayfield Avenue, Macclesfield, SK11 7SS

£220,000

- This three-bedroom semi-detached home occupies a desirable corner plot, offering both space and privacy.
- To the rear, there is an extended kitchen, with doors opening directly onto the garden, allowing for a seamless indoor-outdoor flow.
- Externally, the home continues to impress with gardens to both the front and rear.
- Internally, the home comprises a welcoming entrance hall leading through to a spacious and inviting living room.
- Upstairs, the property offers two generous double bedrooms, a comfortable single bedroom, and a family bathroom.

# 27 Mayfield Avenue, Macclesfield SK11 7SS

This beautifully presented, light and airy three-bedroom semi-detached home occupies a desirable corner plot, offering both space and privacy. The property benefits from a gated driveway providing ample off-road parking for multiple vehicles, along with well-maintained lawned gardens extending to two sides, creating an ideal setting for outdoor enjoyment.

Internally, the home comprises a welcoming entrance hall leading through to a spacious and inviting living room, complete with a charming multi-fuel log burner. To the rear, there is an extended kitchen fitted with a range of base and eye-level units, offering plenty of storage and workspace, with doors opening directly onto the garden, allowing for a seamless indoor-outdoor flow.

Upstairs, the property offers two generous double bedrooms, a comfortable single bedroom, and a family bathroom fitted with a shower unit.

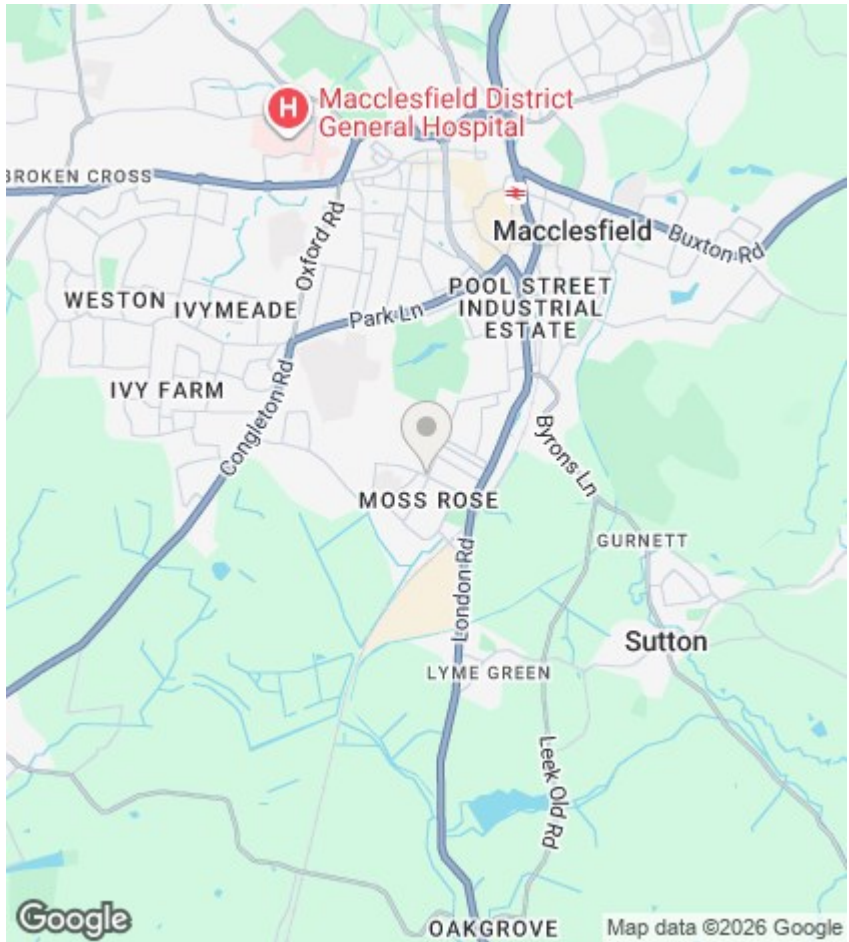
Externally, the home continues to impress with gardens to both the front and rear, providing versatile outdoor space, alongside ample off-road parking and the added benefit of a garage. This property would make an ideal family home, combining practical living with a stylish and well-maintained interior.



Council Tax Band: B







## Directions

## Viewings

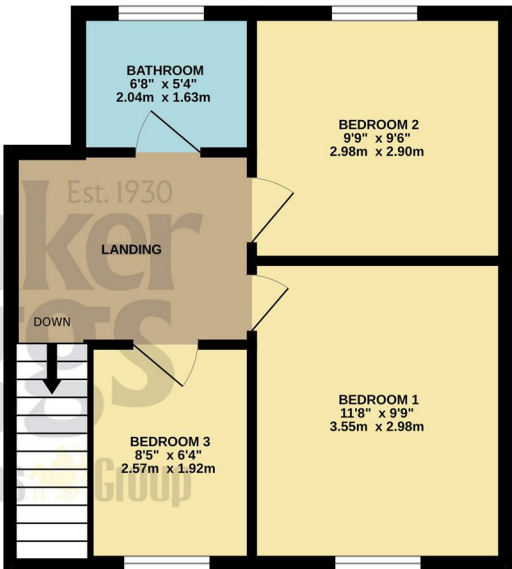
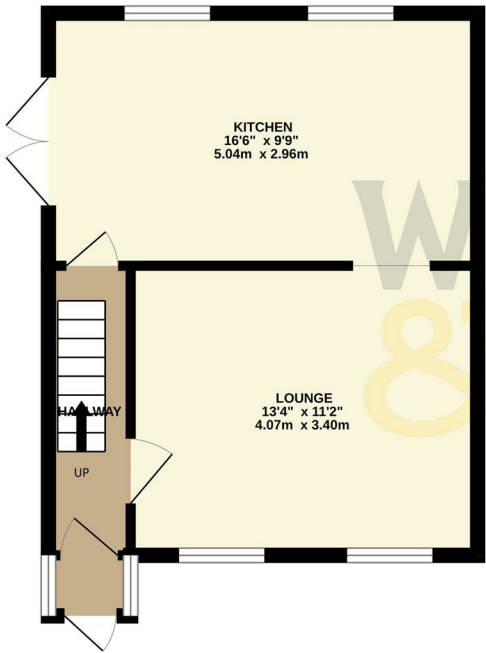
Viewings by arrangement only. Call 01625 430044 to make an appointment.

**EPC Rating:**  
E

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         | 67                      |
| (39-54) <b>E</b>                            | 40      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.

1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (68.9 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 misstatement. This plan is for illustration purposes only and should be used as such for any