

8 Cotswold Close, Macclesfield, SK10 3RL

£280,000

Whittaker & Biggs Est. 1930
Rostons Group

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This well-presented three-bedroom home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, young families or investors. Situated in a quiet and sought-after location, the property is within walking distance of the leisure centre, Fallibroome School and local primary schools, making it particularly appealing for growing families.

The property is entered via a welcoming entrance porch with a useful storage cupboard. The generous lounge is bright and inviting, featuring a feature fireplace with a marble surround, under-stairs storage and ample space for relaxing and entertaining. To the rear, doors lead into a conservatory, providing an additional reception area with further patio doors opening onto the enclosed south-facing rear garden.

The fitted kitchen/diner offers a range of wall and base units, complemented by a gas hob, electric oven and stainless steel sink with drainer. Flooded with natural light from both front and rear windows, the kitchen also benefits from doors opening directly onto the patio and garden, making it ideal for everyday family life and outdoor entertaining.

To the first floor are three well-proportioned bedrooms, including two spacious double bedrooms and a good-sized single bedroom with a built-in storage cupboard housing the hot water cylinder. The principal bedroom benefits from fitted mirrored wardrobes, providing excellent built-in storage. The family bathroom has been fitted with a modern suite, featuring a walk-in shower, wash hand basin and WC.

Externally, the property enjoys an enclosed south-facing rear garden with







fenced boundaries, mature trees and established shrubs, offering a private outdoor space to relax. The property also benefits from a garage and driveway, providing off-road parking and additional storage. Council tax band: C. EPC Grade D.









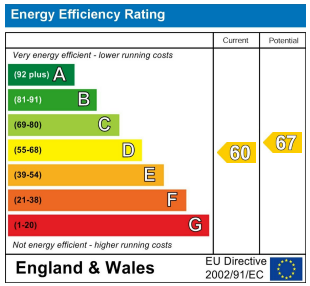


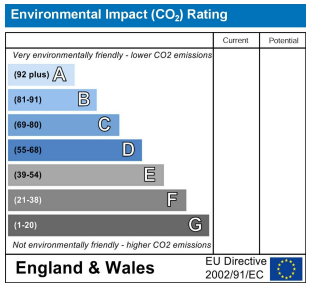






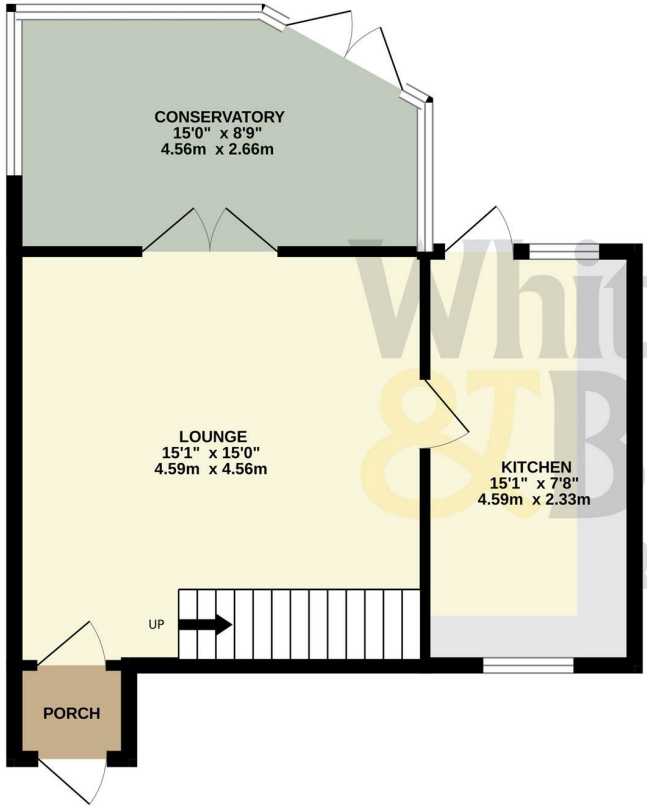


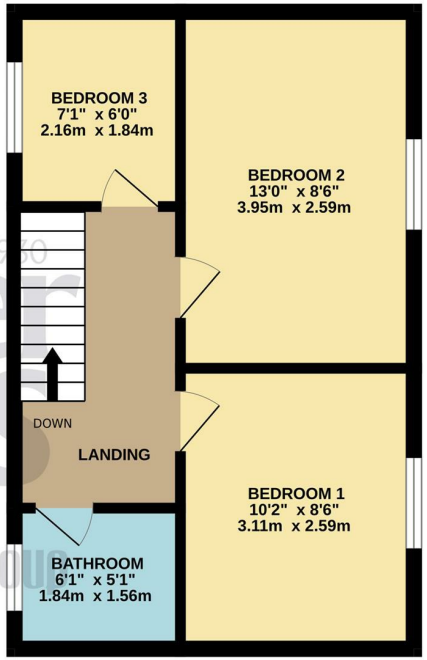




GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.





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TOTAL FLOOR AREA : 812 sq.ft. (75.4 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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