



61 Sycamore Crescent, Macclesfield, Cheshire, SK11 8LW

£390,000

- Beautifully presented three-bedroom detached family home
- Three generously proportioned bedrooms and a contemporary family bathroom
- Substantial enclosed rear garden enjoying an extensive lawn, mature hedged boundaries and a paved seating area
- Spacious living room, well-appointed breakfast kitchen, utility and a rear door provides direct access to the garden
- Driveway providing ample off-road parking with a garage accessed externally via the rear garden

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Occupying a generous plot within a sought-after residential location, this beautifully presented three-bedroom detached family home offers spacious, well-maintained accommodation together with an exceptional rear garden and exciting potential to extend, subject to the necessary planning permissions.

The property is approached via a generous driveway providing ample off-road parking and enjoys attractive front gardens, creating an excellent first impression.

Internally, the welcoming entrance hall leads into a bright and spacious living room, where a large picture window frames wonderful views across the rear garden, flooding the room with natural light and creating an ideal space for both relaxing and entertaining. The well-appointed breakfast kitchen forms the heart of the home, offering an excellent range of fitted wall and base units with complementary work surfaces and ample space for family dining. A separate utility cupboard discreetly houses the washing machine, keeping the kitchen practical and uncluttered, whilst a rear door provides direct access to the garden.

To the first floor are three generously proportioned bedrooms, all enjoying excellent natural light and offering flexible accommodation for growing families, guests or those working from home. The accommodation is completed by a contemporary family bathroom, fitted with a modern suite including a separate walk-in shower.

Externally, the property continues to impress. The driveway provides ample off-road parking together with a garage accessed externally via the rear garden. Undoubtedly one of the home's standout features is the substantial enclosed rear garden, enjoying an extensive lawn, mature hedged boundaries providing an excellent degree of privacy, a paved seating area ideal for outdoor dining and entertaining, together with an abundance of space for children to play or keen gardeners to enjoy.

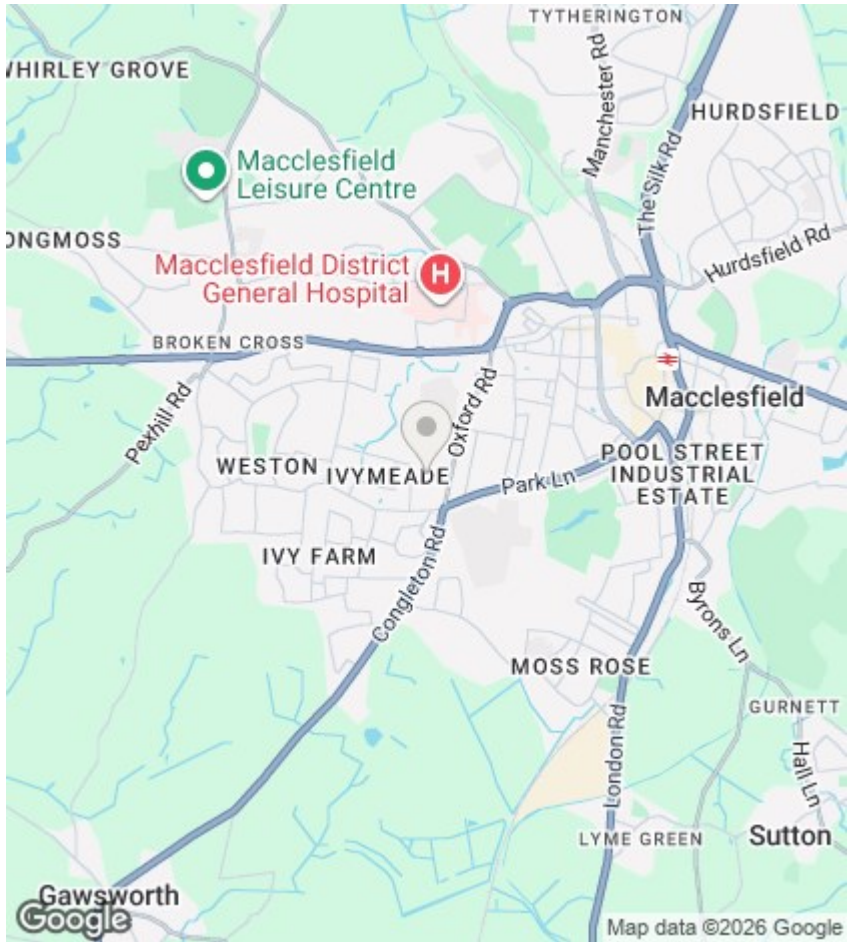
Offering generous living accommodation, an exceptional plot and exciting scope to further enhance and extend the property (subject to the necessary planning permissions), this superb home presents a fantastic opportunity for a wide range of purchasers.



Council Tax Band: D







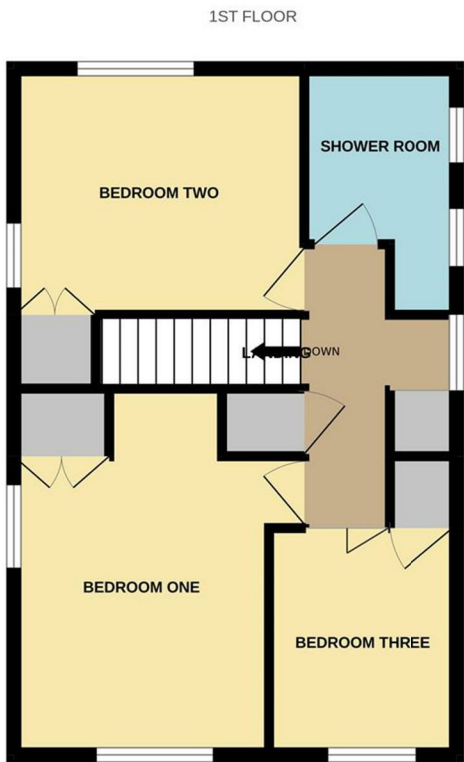
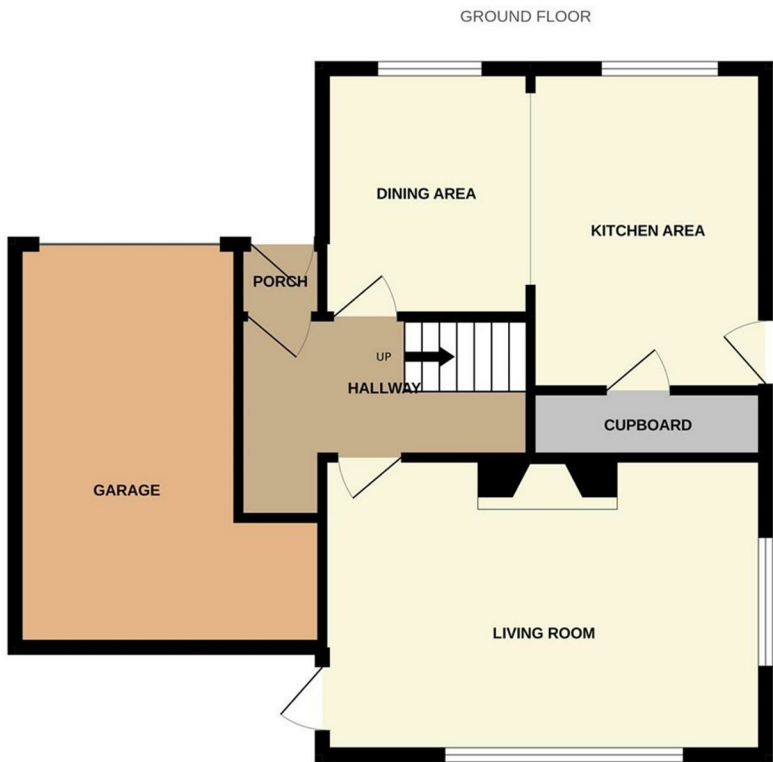
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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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