



23 Peterborough Close, Macclesfield, SK10 3DT

£485,000

Whittaker & Biggs Est. 1930
Rostons Group

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A substantial four-bedroom detached family home, pleasantly situated within a quiet cul-de-sac in a well-established and highly sought-after residential area. The property is conveniently located close to Fallibroome Academy, Upton Priory Primary School and St Alban's Catholic School, as well as Macclesfield Leisure Centre and excellent transport links.

Offering spacious and versatile accommodation, the property briefly comprises an entrance hall, a generously proportioned living room featuring two windows that allow an abundance of natural light, a separate dining room with sliding doors and a kitchen with direct access to the outside.

To the first floor are four bedrooms, with the principal bedroom benefiting from en-suite facilities, together with a family bathroom.

Externally, the property benefits from a generously sized and enclosed rear garden, which has been lovingly maintained over the years and features well-stocked borders with an established variety of plants and shrubs, creating an attractive outdoor space ideal for families and entertaining.

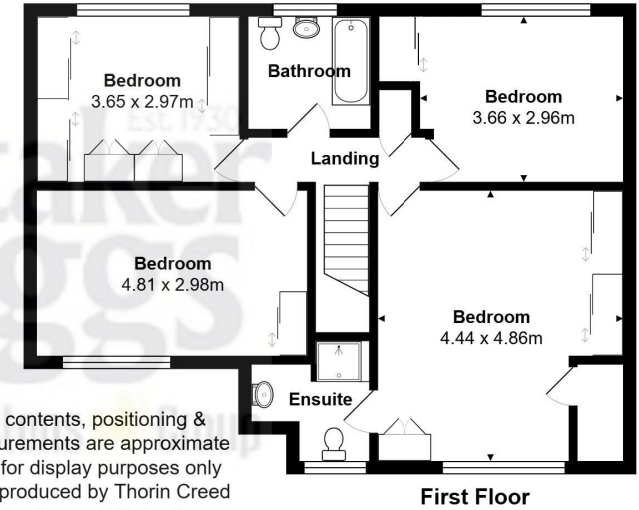
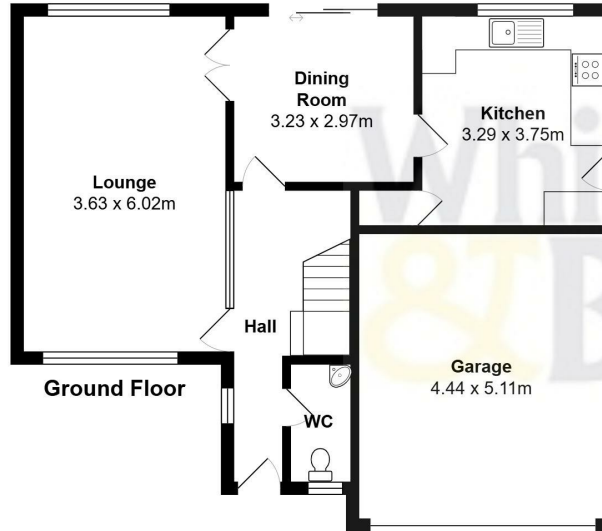






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	81

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed
Total Area: 158.1 m²

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