





## 11, Birchinall Close, Macclesfield, SK11 8QS

A spacious and fully furnished 3-bedroom semi-detached house featuring a bright conservatory, modern kitchen-dining room, private rear garden, and convenient driveway parking. Located just a short distance from the town centre, local schools and shops.

### Key Features

- 3 spacious bedrooms
- Fully furnished throughout
- Semi-detached property
- Conservatory offering additional living space
- Modern kitchen-dining room with new fridge freezer, washing machine and oven
- Driveway for off-street parking
- Private rear garden
- A pet will be considered

Available immediately and offered furnished as seen in photos. A pet will be considered for an additional £50 per month. EPC C. Tac Band C. £100 holding deposit must be paid within 24 hours of an offer being accepted.

### Location:

SK11 8QS, Birchinall Close

Located on the left hand side

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**Viewing: By appointment with Holden and Prescott 01625 422244**

HOLDEN & PRESCOTT

## **Porch**

3'4" x 3'3"

## **Living Room**

14'6" x 15'6" (at largest diameter)

## **Kitchen**

14'5" x 8'9"

## **Conservatory**

14'0" x 9'0"

## **Bedroom 1**

8'3" x 14'1"

## **Bedroom 2**

17'1" x 10'0"

## **Bedroom 3**

5'10" x 10'3"

## **Bathroom**

5'10" x 5'11"

**£1,350 Per Calendar Month**

**HOLDEN & PRESCOTT**





