



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

2 Henshall Road Bollington Macclesfield Cheshire SK10 5HX  
telephone Bollington 01625 575578  
bollington@michael-hart.co.uk

Andrew M Hart BEng(Hons), Dip Surv, MRICS

[www.michael-hart.co.uk](http://www.michael-hart.co.uk)

### TO BE LET PART FURNISHED

SITUATED IN A PEACEFUL CUL-DE-SAC, AN ATTRACTIVELY PRESENTED 2  
BEDROOM DETACHED BUNGALOW WITH DELIGHTFUL GARDEN, AMPLE  
PARKING AND USEFUL WORKSHOP/GARAGE



50 SUSSEX AVENUE, GAWSWORTH, MACCLESFIELD, CHESHIRE SK11 7UT

**£1,495 pcm**



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## 50 SUSSEX AVENUE, GAWSWORTH, MACCLESFIELD, CHESHIRE SK11 7UT

A spacious and beautifully presented detached bungalow, offering a modern kitchen and shower room to complement the well balanced accommodation, which features a fantastic living/dining room with two double bedrooms, situated in a desirable, quiet cul-de-sac location.

The property stands with an off road parking area to the front, whilst to the rear there is a delightfully landscaped garden with patio, lawn with borders. The property also benefits from a larger than average and extremely useful garage/workshop.

There are local shops within easy reach and the centre of Macclesfield is within 1.5 miles where there are a further range of shops and a mainline rail station. The M60 and M56 motorways, and Manchester Airport are within 30 minutes drive.

The accommodation has uPVC double glazing, gas fired central heating and comprises in more detail:

### GROUND FLOOR:

|                    |                                                                                                                                                                                                              |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LIVING/DINING ROOM | 22' 3" x 11' 4" (6.79m x 3.45m) plus entrance vestibule with uPVC front door. Central heating radiators.                                                                                                     |
| KITCHEN            | 9' 2" x 8' 3" (2.79m x 2.51m) Fully fitted kitchen area with units to floor & wall. Electric oven and hob, integrated washing machine and dishwasher, freestanding fridge freezer. Central heating radiator. |
| BEDROOM NO.1       | 11' 6" x 11' 1" (3.50m x 3.38m) Fitted wardrobes and drawers. Central heating radiator. Patio doors leading out to garden.                                                                                   |
| BEDROOM NO.2       | 11' 6" x 10' 10" (3.50m x 3.31m) Central heating radiator.                                                                                                                                                   |
| SHOWER ROOM        | Shower enclosure with thermostatic shower, WC, washbasin. Centrally heated towel warmer.                                                                                                                     |
| GARAGE/WORKSHIP    | 30' 8" x 7' 12" (9.36m x 2.43m)                                                                                                                                                                              |

**SERVICES:**

All mains services are connected.

**COUNCIL TAX:**

Band 'D'

**AVAILABILITY:**

Subject to the usual references, the property is available for a minimum term of 6 months.

**RENT:**

£1,495.00 per calendar month.

**TENANCY INFORMATION:**

In accordance with the Tenants Fee Act 2019 information relating to Permitted Payments and Tenant Protection can be found on our website [www.michael-hart.co.uk](http://www.michael-hart.co.uk).

**VIEWINGS:**

By appointment with the AGENTS Michael Hart & Company 01625 575578.

**ENERGY RATING:**

EPC - 'C'

**FLOOR PLANS:**



**SURVEYS AND VALUATIONS**

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full Building Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

**Please take note of these points**

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

