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13 Benbrook Way, Macclesfield, SK11 9RT

Offers Over £635,000

Watch our guided video tour of this fabulous family home in the most wonderful village of Gawsworth!!

Occupying a generous plot in an established residential area, this detached residence enjoys a wealth of family friendly accommodation spanning approx 2040 square feet! Upstairs you'll find four generous double bedrooms, a family bathroom and separate WC but we truly feel there is huge potential for an en suite to be installed given the amount of space on offer. The ground floor enjoys FOUR large reception rooms with the rear rooms enjoying the uninterrupted farmland views to the rear and complementing the ground floor is a breakfast kitchen, utility room, and guest WC. Internally you will want for nothing when it comes to space and of course with all this floor area, potential is endless should you wish to reconfigure in the future, perhaps as your family grows! Outside the home to the front sits a large tarmac driveway leading to the double garage whilst the rear lies a manicured garden with patios and terraces to enjoy the aforementioned countryside views awash with peace and tranquility to immerse yourself in village life!

A moments stroll from your front door finds you in the bustling village parade of Gawsworth. Well supported by the community, the local store, primary school, church, pub and endless countryside walks are the perfect complement to the lifestyle this property offers. As one final gem, commuting into MAcclesfield, Congleton and Manchester is a breeze with great main road access nearby.

This truly is a wonderful home we are sure you will love so call the Cheshire town & country per Opti experts here at Chris Hamriding Estate Agents to book yourself that all important viewing!

Hall

WC

Office/ snug

Lounge

Sitting/ dining room

Kitchen

Utility

Dining room

Stairs and landing

Bedroom one

Bedroom two

Bedroom three

Bedroom four

Bathroom

WC

Garage

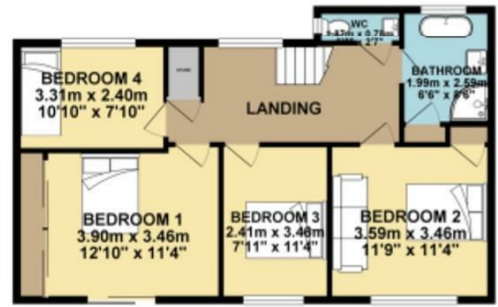
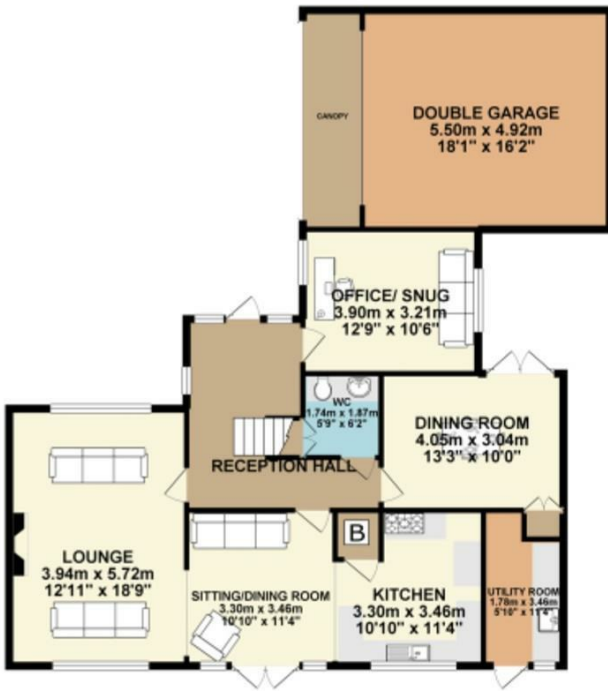
Driveway

Front and rear gardens

Floor Plan

GROUND FLOOR 126.20 sq. m.
(1358.36 sq. ft.)

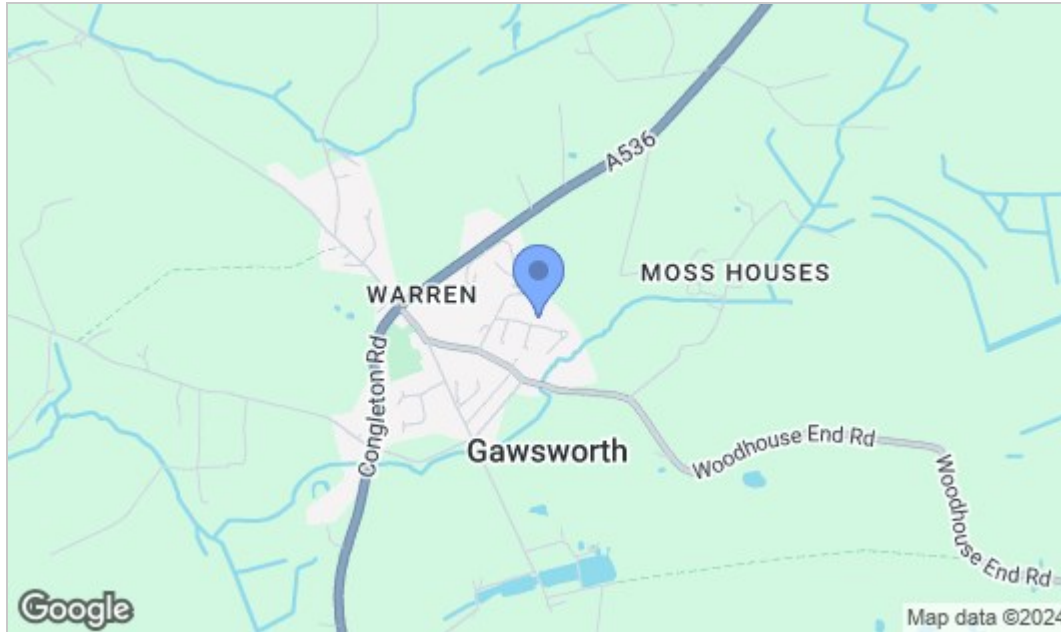
1ST FLOOR 63.30 sq. m.
(681.40 sq. ft.)



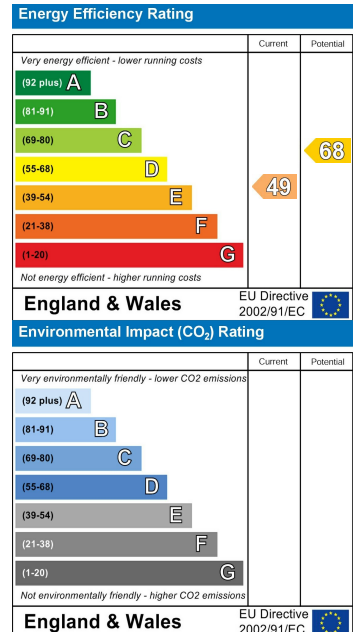
TOTAL FLOOR AREA : 189.50 sq. m. (2039.76 sq. ft.) approx.

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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Area Map



Energy Efficiency Graph



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