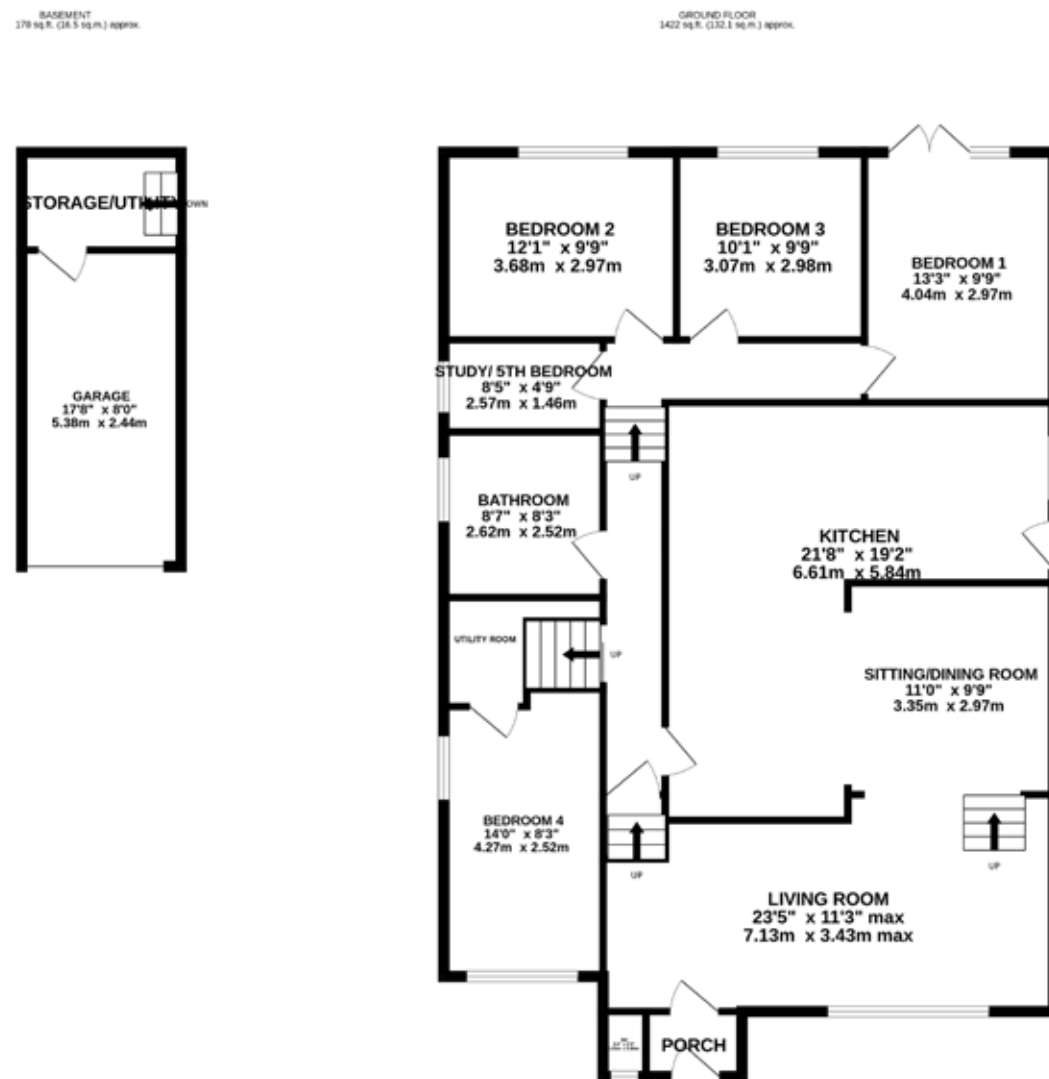
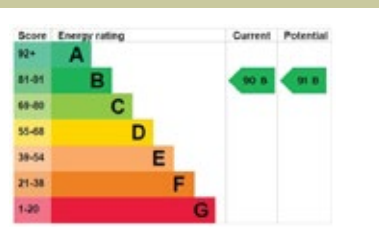


**13 HILLSIDE DRIVE**  
Macclesfield  
**£510,000**



TOTAL FLOOR AREA : 1599 sq.ft. (148.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Macclesfield  
80-82, Waters Green, MACCLESFIELD SK11 6LH  
01625 511367 macclesfield@gascoignehalman.co.uk

[gascoignehalman.co.uk](http://gascoignehalman.co.uk)



A beautifully refurbished split level  
DETACHED HOME situated in a sought  
after location, offering spacious refurbished  
accommodation with FOUR/FIVE  
BEDROOMS. The property enjoys lovely  
views, a good size private rear garden, single  
garage and a large driveway.

Viewing highly recommended.

**GASCOIGNE HALMAN**



- A deceptively spacious split level detached family home with four bedrooms
- Elevated position affording fabulous views
- Beautifully refurbished accommodation throughout
- Stunning open plan living kitchen

- Generous private rear garden
- Driveway for four/five vehicles and single garage
- Sought after outskirts location in Macclesfield
- uPVC double glazing, gas fired central heating, SOLAR PANELS OWNED NOT LEASED

**£510,000**

**13 HILLSIDE DRIVE**

Macclesfield



Standing in lovely mature private gardens, this deceptively spacious, split level detached family home offers generous accommodation which is beautifully presented throughout. The house enjoys an elevated position affording fantastic views, with the accommodation comprising: an entrance hall, a cloakroom/WC and a main lounge with exposed beams, electric underfloor heating and lovely views to the front. Up a flight of stairs you will find a large, light and airy open plan family room and dining kitchen with half vaulted glazed ceiling, a quality range of fitted units, centre island, stone work surfaces and integrated appliances and ample space for a dining table. A split level hallway gives access to four bedrooms, the master with French doors to the garden, a useful

study/5th bedroom and a utility room, as well as a good size main bathroom with a separate walk in shower cubicle and electric underfloor heating. In addition there is single garage with electric door and heated storage room to the rear. The property has Solar panels with battery storage of 5.5 kw, which we believe are owned and not leased. Externally the generous east facing rear garden is particularly private and incorporates areas laid to lawn, a seating area at the top, a side garden and a driveway to the front providing parking for four to five cars. A superbly presented family home, ready for immediate occupation.

PLEASE NOTE: In the month of June our vendor received £200 cashback from the electricity company and had no electricity bill to pay.

**LOCATION**

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

**DIRECTIONS**

Leaving Macclesfield along Hurdsfield Road, continue over the canal bridge and take the next turning on the right into Roewood Lane. Then take the first right into Hillside Drive where the property can be found situated on the left. POSTCODE SK10 2PL

**TENURE**

We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

**SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

Cheshire East Borough Council. Tax Band : E

**VIEWING**

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignealman.co.uk

**GASCOIGNE HALMAN**