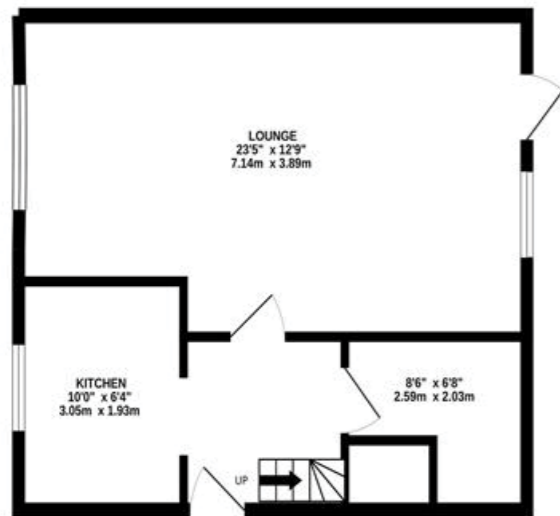
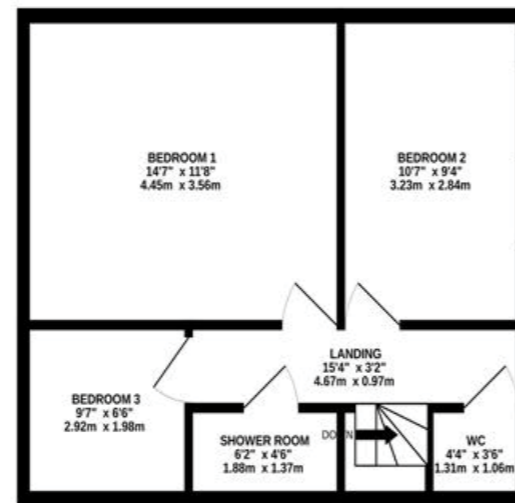


81 NICHOLSON AVENUE
Macclesfield
£235,000

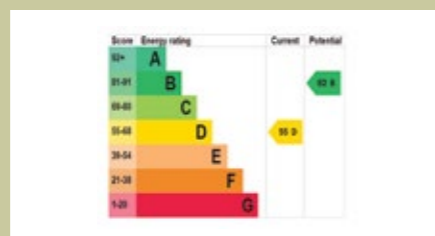
GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq.ft. (80.1 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



GASCOIGNE HALMAN

A three bedroom semi detached family home boasting a large private rear garden, driveway and being situated on a no through part of the road. The house is in need of general updating but offers great potential.

- A Good Size Three Bedroom Semi-Detached Family Home
- Large Private East Facing Garden

- Driveway And Lovely Views Over The Green
- In Need Of General Updating But Offering Great Scope

£235,000

81 NICHOLSON AVENUE

Macclesfield



DESCRIPTION

A three bedroom semi detached family home boasting a lovely position on this non through road with an open green to the front and a good size private east facing garden to the rear. The house is offered for sale with NO CHAIN and is in need of general updating but offers buyer a great opportunity to create a stunning house. The accommodation comprises an entrance hall with the stairs to the first floor, good size through lounge and dining room, kitchen and a large walk in pantry. On the first floor is the landing, three bedrooms and a family bathroom and a separate wc in a white suite. Driveway and great size gardens.

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 the Silk Road in a northerly direction, take the third exit at the Tescos roundabout into Hurdfield Road. Take the third turning on the left into Queens Avenue and the second right into Nicholson Avenue, where the property can be found after a short distance.

TENURE

Freehold. 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: C

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN