



GASCOIGNE HALMAN

71 SOMERTON ROAD, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| £229,950

A very well presented three bedroom mid-terrace house with a lovely private rear garden and offering good proportioned accommodation throughout.

A very well proportioned Three bedroom mid terrace property offering extremely well presented stylish accommodation, having a lovely West facing private garden and enjoying a set-back position behind a lovely open green.

The accommodation having uPvc double glazing, gas fired central heating comprises of an entrance hall with stairs to the first floor. There is a good sized through lounge with windows to both the front and rear aspects and a feature fireplace. The dining kitchen has tiled flooring and is beautifully fitted in a contemporary range of cream units with integrated appliances, breakfast bar seating, ample room for a dining kitchen and French doors leading onto the decked seating area and landscaped garden. It also has under stairs storage and a door leading to the front of the property.

On the first floor the landing has loft access, fitted cupboards one housing the gas fired central heating boiler and a window to the rear aspect.

There are Three bedrooms, the master having fitted wardrobes and an attractively fitted family bathroom with a shower over the bath.

Outside to the rear, the gardens are beautifully landscaped, laid to lawn with a decked seating area and a large timber shed.

The front is mainly laid to lawn with an attractive pathway.

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

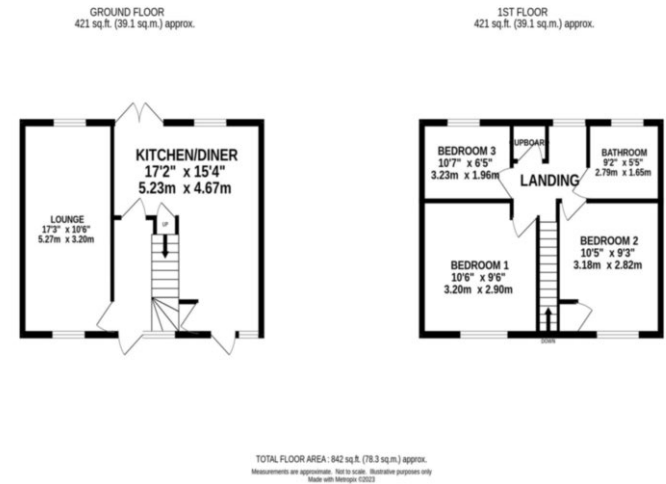
Travel out of Macclesfield on Park Lane and continue straight across the traffic lights with Congleton Road into Ivy Lane. Continue for some distance to the right hand bend and turn left into Kendal Road. Take the first turning on the right into Somerton Road, where the property can be found after some distance on the left.

EPC Rating C Cheshire East Band B

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.

MACCLESFIELD OFFICE

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