



**GASCOIGNE
HALMAN**

BOND STREET, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| £269,950

An immensely spacious PERIOD END TERRACE situated in the heart of Macclesfield town centre, with well planned accommodation offering THREE BEDROOMS, TWO BATHROOMS, large CELLAR, great LOFT ROOM and private courtyard.

Bond Street is a much sought after mainly residential road situated in the heart of the town centre, within short walking distance to all amenities. This particular large end terrace dates back to the early 1900's and offers deceptively spacious accommodation throughout, with large heated cellar with window, as well as a private, well enclosed courtyard which is not overlooked. On the ground floor the entrance hall with cloaks cupboard opens into a light and airy lounge and a generous dining kitchen which is fitted with some integrated appliances, has a defined dining space with room for a large table and gives access to the courtyard. At first floor level there are three bedrooms, two good size doubles and a single, with the master enjoying en-suite facilities. In addition there is a family bathroom and a generous 24 ft loft room accessed from the landing via paddle stairs.

The house is warmed by gas fired central heating run on a recently installed combi boiler and has

uPVC double glazed windows with newly installed modern shutters. A spacious family home which must be viewed to be appreciated.

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 Sunderland Street, continue over the traffic lights at Park Green and to the roundabout at the top of Park Street, turning left onto Park Lane. At the traffic lights turn right onto Bond Street where the property will be found after a distance on the left, on the corner of Whiston Street, with the front door facing Whiston Street. POSTCODE : SK11 6QS

EPC RATING E CHESHIRE EAST BAND B



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