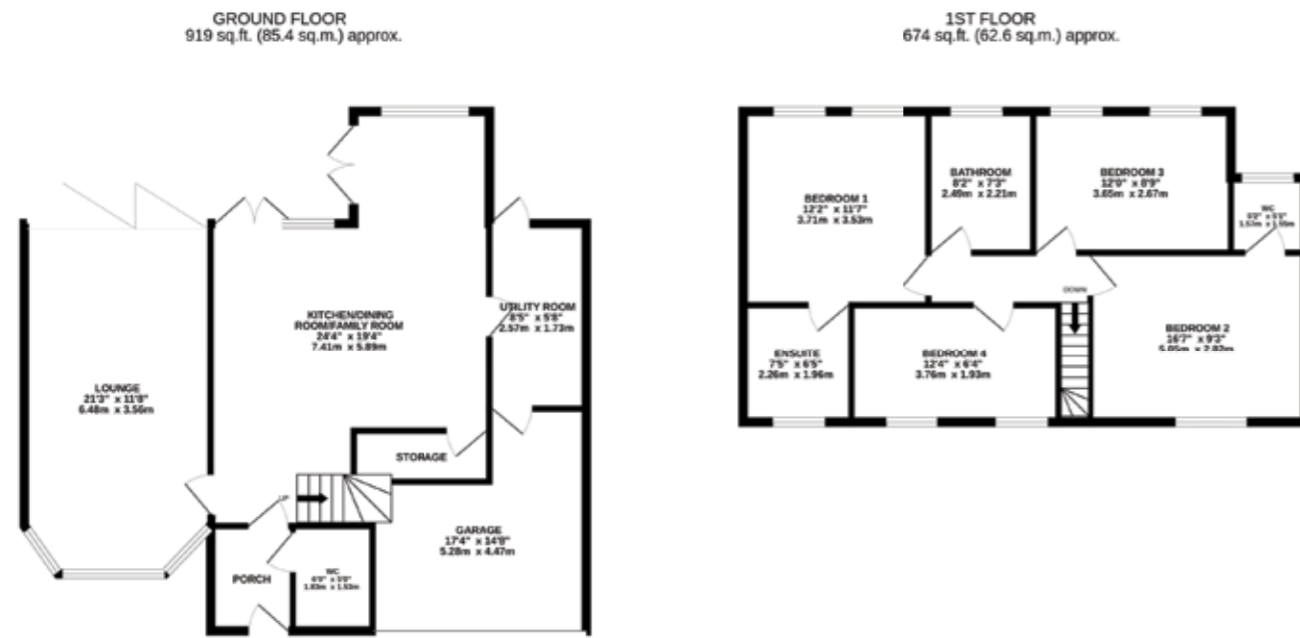


**28 BIRCH AVENUE**  
Macclesfield  
**£585,000**



TOTAL FLOOR AREA: 1592 sq.ft. (147.9 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

Enjoying a fabulous tree lined garden and a stunning great size open plan dining kitchen and family room this spacious four bedroom two/three bathroom detached family home boasts a great cul de sac location just off Victoria Road.

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

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

- An Extremely Spacious FOUR Bedroom TWO/THREE Bathroom Detached Family Home
- Fabulous Cul-De-Sac Location Just Off Victoria Road
- Large Private Tree Lined Garden

- Good Sized Raised Decking And Patio Area
- Fabulous Open Plan Family Room/Dining Kitchen
- Excellent Sized Lounge
- Extremely Well Presented Throughout

**£585,000**

**28 BIRCH AVENUE**

Macclesfield



**DESCRIPTION**

An extremely well-proportioned FOUR bedroom TWO Bathroom (with the possibility to make a third bathroom) Detached family home enjoying a favoured cul-de-sac location and having a fabulous sized tree lined rear garden with a good amount of seating area and well stocked borders. This house is beautifully presented throughout and has recently been modernised and boasting a great sized extended family room/dining kitchen

**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, at the Tesco's roundabout turn left onto Hibel Road. Continue to the top roundabout, taking the second exit on the right into Cumberland Street and continuing straight over the next roundabout with Sainsburys on the right. At the mini roundabout bear right onto Prestbury Road and first left onto Victoria Road, where upon Birch Avenue will be found as the first turning on the right. POSTCODE SK10 3NU

**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 Band F  
**VIEWING**  
 Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**