



**GASCOIGNE
HALMAN**

WIGHTMAN AVENUE, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

ASKING PRICE £379,950

Built to a most appealing design this three bedroom two bathroom semi-detached house is immaculately and stylishly presented throughout boasting an open plan dining kitchen, a good size garden and parking for two cars.

Still only in its infancy this extremely well-proportioned, built to a most appealing design this three bedroom two bathroom semi-detached house on the extremely sought after Kings Quarter Development is immaculately and stylishly presented throughout boasting an open plan dining kitchen, a good size garden and parking for two cars.

This house is very well presented throughout and had some attractive upgrades with plantation shutters, lovely bespoke under stairs storage and a beautiful tiled floor to both the dining/kitchen and the entrance hall, with down lighters fitted throughout the house.

The accommodation in brief comprises of an entrance hall with stairs to the first floor, a lovely feature column radiator, a cloakroom WC with a matching tiled floor and partial tiled walls.

There is a spacious lounge with a bay window with plantation shutters to the front, running across the rear of the house is a great sized dining/kitchen which is beautifully fitted in a range of units with Zanussi integrated appliances to include a washing machine, dishwasher, gas hob with extractor fan, oven and a fridge and freezer. The kitchen also benefits from having french doors onto the patio and gardens.

To the first floor the landing, with loft access and airing

cupboard, gives access to the Master bedroom having a beautifully fitted en-suite shower room and plantation shutters, the good sized second bedroom with views to the rear and the third bedroom which is a lovely single

The bathroom is fitted with a three piece suite with a shower over the bath and is in as new condition.

Outside the attractive garden is mainly laid to lawn with a patio and decking, which has the sun until sunset, directly onto the deck area. At the side of the property is a parking area for two cars.

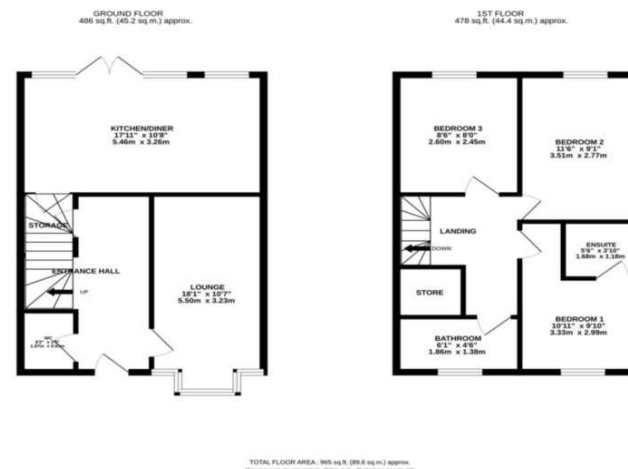
DIRECTIONS

Leaving Macclesfield along Cumberland Street, at the Sainsburys roundabout take the third exit into Westminster Road, continue along, taking the second right turn into Wightman Avenue where the property can be found on the left. POSTCODE : SK10 3GU

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.

EPC RATING B CHESHIRE EAST BAND C



MACCLESFIELD OFFICE

01625 511367

Macclesfield@gascoignehalman.co.uk

80 - 82 Waters Green, Macclesfield, SK11 6LH

**GASCOIGNE
HALMAN**

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.