



**GASCOIGNE
HALMAN**

VALLEY ROAD, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| £425,000

A stunning thoughtfully extended FOUR bedroom TWO bathroom detached family home offering stylish and immaculate accommodation throughout. Standing in a lovely corner plot, garage and parking, and mature private gardens, the sides enjoying good amounts of sun throughout the day.

Upon entering the property you are greeted with an entrance hall with underfloor heating and lovely marble tiling and bespoke fitted units with shelving and coat hanging. There is a cloakroom WC which is attractively fitted in a white suite.

The hall opens into the dining room with a continuation of the underfloor heated marble tiling, stairs to the first floor and French doors out onto the garden. The family room is light and airy with a window to the rear and patio doors onto the garden, it has bespoke units and again the lovely tiled floor.

The lounge is positioned to the front of the property and has a bay window with plantation shutters and oak herringbone flooring. The main focal point of this room is a wood burning stove standing on a slate hearth and has an attractive timber mantle.

The kitchen has recently been refitted in an attractive and contemporary range of white handleless units and having oak work surfaces, integrated appliances and tiled floor. There is a window and a door to the rear.

To the first floor the landing has a window to the side aspect and gives access to the four good sized bedrooms, the master being of outstanding proportions with a window to the side and rear aspects, has fitted wardrobes and a beautifully refitted en-suite shower room.

Three of the bedrooms are doubles and one is a good sized single. The family bathroom is fitted with a four piece suite and has a separate shower cubicle and a corner bath.

The property is warmed by gas fired central heating and has uPVC double glazing throughout.

Outside there is a brick built garage with an up and over door to the front and a courtesy door to the side. There is a driveway providing parking for two vehicles.

The gardens are to three sides and enjoy good amounts of sun. The rear garden has a two good sized patio areas and also well-stocked attractive herbaceous borders.

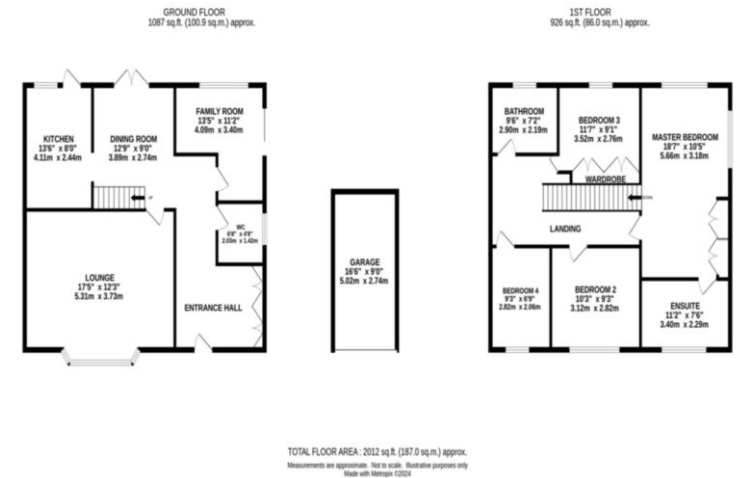
LOCATION

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 Park Lane continue straight through the traffic lights with Oxford Road into Ivy Lane and take the second turning on the left into Valley Road, where the property will be found situated on the left. POSTCODE : SK11 8NX

EPC RATING C CHESHIRE EAST BAND E



MACCLESFIELD OFFICE

01625 511367

Macclesfield@gascoignehalman.co.uk

80 - 82 Waters Green, Macclesfield, SK11 6LH

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