



**GASCOIGNE
HALMAN**

ST. AUSTELL AVENUE, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| £320,000

A well proportioned three bedroom semi-detached family home boasting well presented accommodation with a dining kitchen, garage, parking and situated in a very sought after location.

An excellently proportioned Neo-Georgian three bedroom semi detached family home enjoying well presented accommodation private garden car port garage and parking.

The house is situated in a convenient and much sought after location and in brief comprises of an entrance hall with stairs to the first floor and an appealing cloakroom WC.

To the front of the house there is an excellent sized lounge with two windows overlooking the front aspect and this really is a superb spacious room.

To the rear there is an open plan dining kitchen which is attractively fitted in a modern range of cream fronted units with solid wood work surfaces and a Belfast style sink as well as integrated appliances. There is ample rooms for a kitchen table and has French doors leading onto the garden as well a further window taking in the garden views.

On the first floor the good sized landing has loft access and leads to the three bedrooms, two being generous doubles and the third being a slightly larger than average single room. The family bathroom is attractively fitted in a three piece suite with a shower over the bath.

Outside to the front there is a lawned garden and a driveway leading to the brick built garage with a car port to the front, to the rear the enclosed gardens have two patio areas.

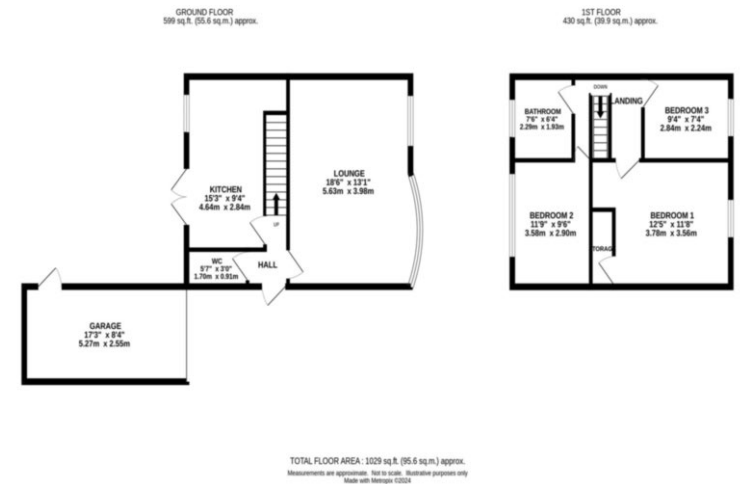
LOCATION

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, continue to the Tescos roundabout, turning left into Hibel Road. Continue to the top roundabout and bear right onto Cumberland Street, over the next roundabout with Sainsburys and at the mini roundabout turn right onto Prestbury Road. At the next roundabout bear left onto Victoria Road, proceeding to the next roundabout and turning right into Priory Lane. Take the first turning on the left into Birtles Road and first left into Redruth Avenue. Continue to the T-junction, turning left into St Austell Avenue where the property will be found situated on the right. POSTCODE : SK10 3NN

EPC RATING TBC CHESHIRE EAST BAND C



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