



**GASCOIGNE
HALMAN**

UNION ROAD, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| £220,000

A beautifully refurbished two bedroom mid-terrace house enjoying a west facing private rear garden and a good size open plan dining kitchen. Great location close to the Town Centre.

The property really is beautifully presented throughout and comprises of a lounge with a window to the front aspect and having lovely plantation shutters, a large open plan dining kitchen, the kitchen area being attractively fitted in a matching range of midnight blue shaker style units with oak worksurfaces and integrated appliances to include a Bosch oven, induction hob, dishwasher and washing machine. There is also ample space for a fridge/freezer as well as a kitchen table. This room is well-lit with a window and door to the rear giving access to the rear garden and also a further velux window.

There is also ample storage under the stairs, one of the cupboards housing a tumble dryer. The property is warmed by gas fired central heating and having uPVC double glazing.

To the first floor the landing gives access to both bedrooms, the family bathroom and also the loft which is majority boarded. The master bedroom is of a good size and also has plantation shutters to the front aspect. The second bedroom overlooks the rear garden and is also of a good size. There is a recently

refitted family bathroom with a shower over the bath and part-tiled walls.

Outside, the rear garden is West facing and therefore benefitting from the afternoon sun. There is good sized seating area and a timber shed.

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 Buxton Road, take the fourth turning on the right into Union Road, where the property can be found situated on the right hand side. POSTCODE : SK11 7BN

FIRST FLOOR

EPC RATING D CHESHIRE EAST BAND B

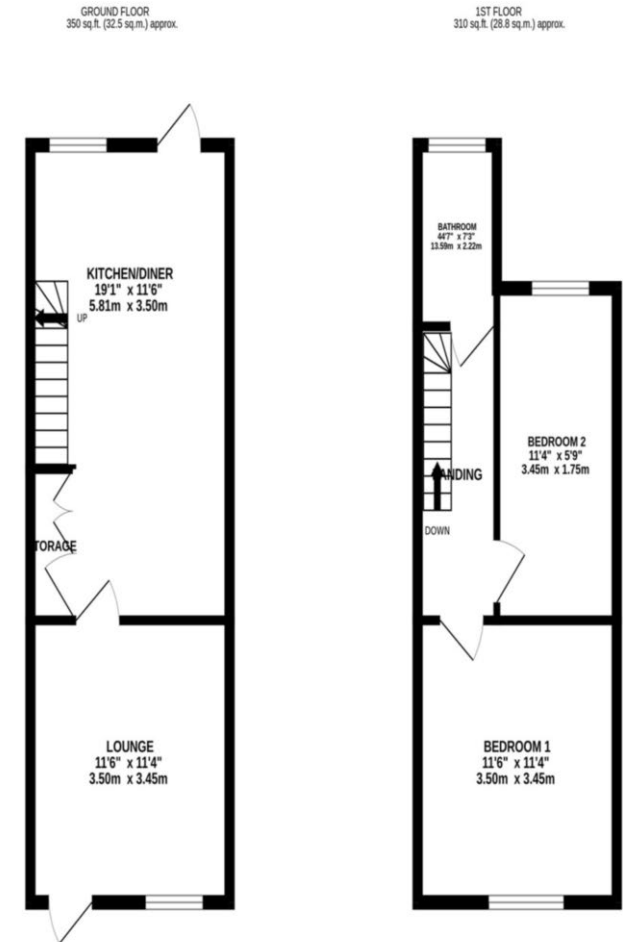
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TOTAL FLOOR AREA: 659 sq ft. (61.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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