



**GASCOIGNE
HALMAN**

BOSTOCK ROAD, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| £260,000

A well proportioned beautifully presented semi detached family home boasting a large garden, stunning bathroom and off road parking. Potential to extend (subject to planning)

A beautifully presented 3 bedroom semi detached family home occupying a fabulous side plot with a large private rear garden, off road parking and a good amount of room to the right hand side making it ideal for extending (subject to planning permission).

The property comprises of good sized entrance hall with stairs to the first floor, a cloak cupboard and a good sized through lounge enjoying views of the garden. The kitchen is attractively fitted with a matching range of units and has under stairs storage/pantry. There is an inner hall giving access to the cloakroom WC and a utility room.

On the first floor a spacious landing leads to 3 bedrooms, 2 of which are doubles and the 3rd being a single. The family bathroom has been beautifully refitted with a shower over the bath.

The property benefits from gas fired central heating and uPVC double glazing.

Outside, as mentioned, the plot enjoys excellent sized gardens to the front and the rear.

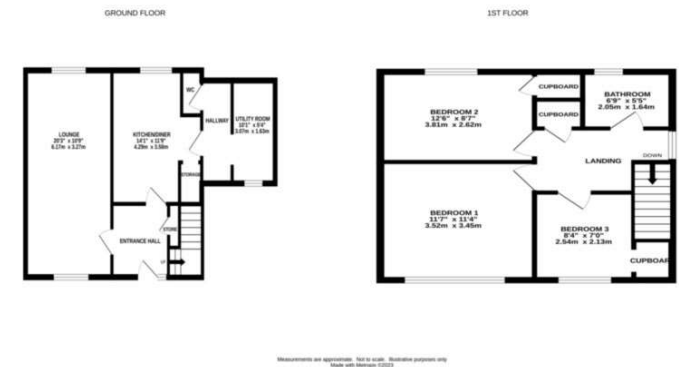
LOCATION

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

Travel out of Macclesfield along Chester Road and continue to the Broken Cross roundabout taking the first exit onto Gawsworth Road. Continue for some distance, taking the third turning on the left into Bostock Road, where the property can be found situated on the left set back from the road. POSTCODE: SK11 8ST

EPC RATING D CHESHIRE EAST BAND B



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