



**GASCOIGNE
HALMAN**

WATERWAYS AVENUE, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

£419,950

A lovely four bedroom two bathroom detached family home forming part of this fabulous development built in 2019. The house also has an impressive spacious insulated garden room with bi-folding doors and air conditioning. Viewing recommended.

A spacious FOUR bedroom TWO bathroom modern detached home finished to a most appealing design by Belway Homes in 2019 and is situated in an extremely sought after location in Macclesfield being just a 20 minute walk to the town centre.

It has good sized garden with a fabulous high quality garden room with bi-folding doors, air conditioning and heating and is also fully insulated.

The accommodation in brief comprises of an entrance hall with an attractively fitted cloakroom/WC, staircase to the first floor and access through to the lounge and garage.

There is an excellent sized, spacious lounge with a window to the front aspect and double doors opening into the dining kitchen which is beautifully fitted in a matching range of units with integrated appliances, ample room for a kitchen table, French doors opening onto the patio area and the garden. The kitchen also benefits from a large understairs storage cupboard and access to a great sized utility room finished in the same range of units, space for a washing machine, tumble dryer, the gas fired combi boiler and a door giving access to the side of the property.

To the first floor the landing has loft access and also gives access to the Four good sized bedrooms, the master having a wonderfully fitted en-suite shower room, and a family bathroom

with a shower over the bath.

Outside the garage has an up and over door and also a courtesy door into the hallway.

To the front there is a double width driveway providing parking for two vehicles and to the rear there is good sized garden which has been beautifully landscaped and is enclosed by fencing. It also benefits from a patio area, a lovely decked area, mainly laid to lawn with artificial grass for ease of maintenance.

Special mention must be made about the garden building which I an asset to this property with a variety of uses, having aluminium bi-fold doors as well as air conditioning and heating.

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 in a southerly direction continue into Mill Lane, which turns into Cross Street and the traffic lights turn left into Byrons Lane. Take the next turning on the left onto Gunco Lane and right into Waterways. POSTCODE : SK11 7LU

EPC RATING B CHESHIRE EAST BAND E

MACCLESFIELD OFFICE

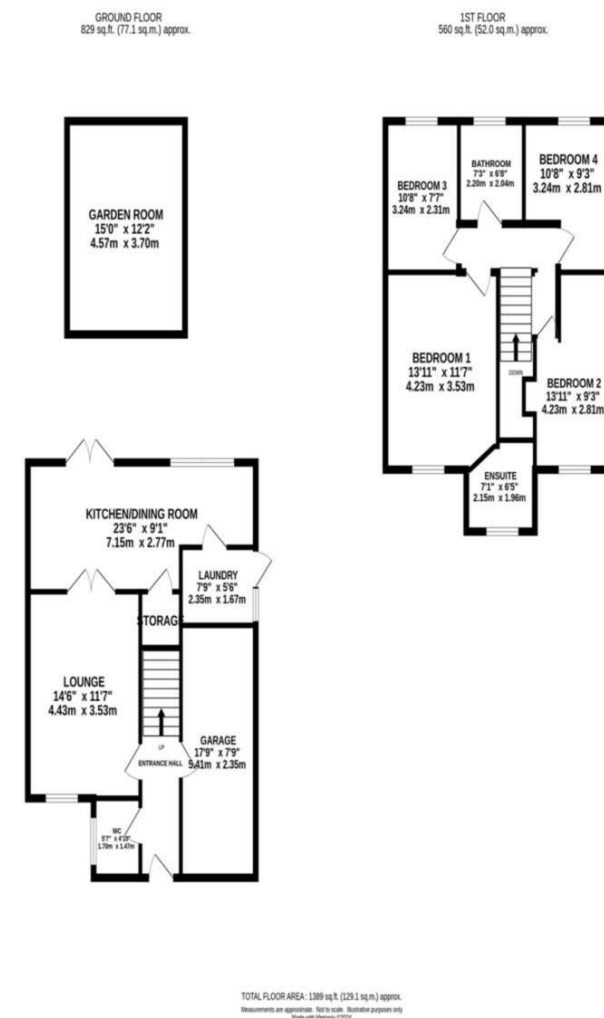
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**GASCOIGNE
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