



**GASCOIGNE
HALMAN**

BLACK ROAD, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| £170,000

A two double bedroom 1930s built semi-detached house boasting a great size west facing private garden and being situated in a great spot close to the Town Centre. The house is in need of updating but will make a lovely house.

A two double bedroom semi detached home enjoying an excellently sized west facing private garden and being situated close to the town centre.

The property is in need of updating but offers great potential to be a lovely family home. The property benefits from uPVC double glazing and is warmed by gas fired central heating.

The room layout comprises a good sized entrance hall with stairs to the first floor and understairs storage cupboard. The lounge is situated to the front of the property with a bay window and an open fireplace. The kitchen is fitted with a range of units and has a window overlooking the garden as well as a double glazed door leading to the same.

To the first floor the landing has loft access and gives access to both double bedrooms, the family bathroom and a separate WC.

Outside to the rear there is brick built store adjacent to the kitchen and a pleasant west facing private garden. The front has lovely views as well as small garden which could be used as parking subject to necessary consent.

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 Buxton Road and continue over the canal. Take the next turning on the right hand side into Black Road, where the property can be found after a short distance on the right. POSTCODE: SK11 7BZ

EPC RATING TBC CHESHIRE EAST BAND C

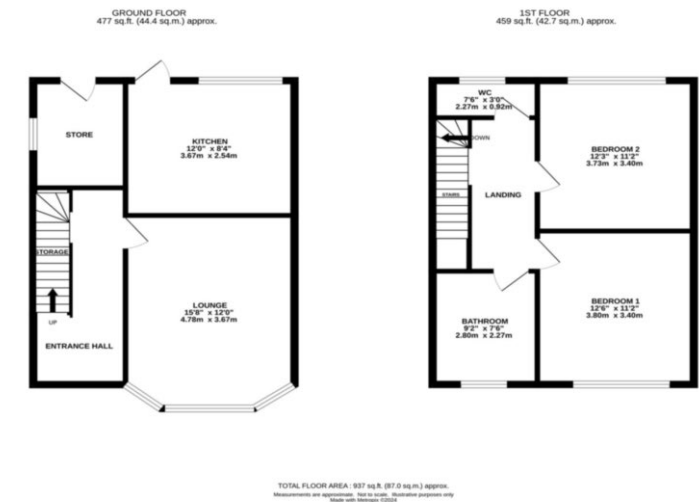
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