



**GASCOIGNE
HALMAN**

ST. AUSTELL AVENUE, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

£375,000

A vastly extended four bedroom two bathroom semi-detached family home with a large open plan family room/dining kitchen opening on to the private south west facing garden. Very well presented throughout and a great sought after location.

A beautifully presented and considerably extended FOUR bedroom TWO bathroom semi detached family home boasting a fabulous sized family room and dining/kitchen and also a private South West facing rear garden.

This house offers stylish accommodation throughout and is situated in a much sought after location and has parking for 2/3 vehicles.

The accommodation in brief comprises of an entrance hall with stairs to the first floor, double doors opening into the lounge and also access to the large utility room and cloakroom/WC which is attractively fitted in a two piece suite.

The lounge has a bay window to the front and gives access to into the wonderful open plan family room/dining/kitchen. The kitchen area is attractively fitted in a matching range of grey fronted units with solid oak work surfaces and having integrated appliances. There is a good sized family area with ample room for a kitchen table and comfy seating. This room is extremely light and airy with Velux windows, French doors and a further window to the front aspect.

To the first floor the landing has loft access and leads to the Four bedrooms, one having an en-suite shower room, and

also a beautifully fitted family bathroom having a shower over the bath.

Outside the rear garden has been beautifully landscaped with artificial grass, a decking area and has mature hedging and shrub borders making this garden very private.

To the front there is a block paved driveway.

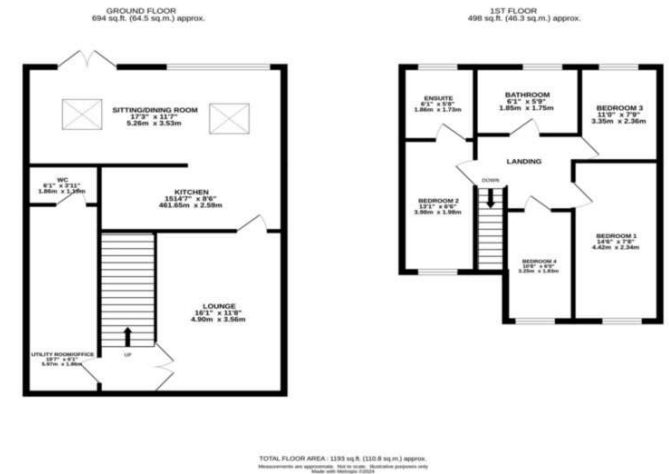
LOCATION

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 Cumberland Street, continue straight across the Sainsbury roundabout and turn right at the next roundabout into Prestbury Road. At the mini roundabout bear left into Victoria Road and continue to the roundabout at the top, bearing right into Priory Lane. Take the first turning on the left into Birtles Road and the first left again into Redruth Avenue. At the T-junction turn right into St Austell Avenue where the property can be found on the left hand side.
POSTCODE: SK10 3NY

EPC RATING C CHESHIRE EAST BAND C



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