



**GASCOIGNE
HALMAN**

EARLSWAY, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| £290,000

An extended Three bedroom semi detached home enjoying a fabulous sized South facing rear garden, a conservatory and a separate TV room/snug.

This property is well presented throughout and in brief comprises of an entrance porch and an entrance hall with stairs to the first floor. There is a good sized extended dining/kitchen attractively fitted in a matching range of units with integrated appliances benefitting from double glazed windows set in the ceiling as well as a large window overlooking the rear garden. Adjacent to the kitchen is a good sized utility room with a cloakroom/WC which in turn gives access into the TV room/Snug and the garage.

The through lounge/dining room is also of a great size with housing for a television, a window to the front aspect and ample room for a dining room. Double doors lead into the conservatory which enjoys a wood burning stove as well as doors opening into the garden.

To the first floor the landing has a window to the side aspect and leads to the three bedrooms. Bedroom three has a staircase leading to the loft room with a Velux window, flooring and having panelled walls.

The family bathroom is fitted with a three piece suite

including a shower over the bath and two windows to the rear aspect.

Outside to the front is off road parking for two vehicles and to the rear is a lovely landscaped garden with a good sized patio, artificial lawn for ease of maintenance 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 Chester Road, at the roundabout with take the first exit into Ivy Road. Take the first right into Earlsway, where the house can be found on the left hand side.

POSTCODE: SK11 8RJ

EPC RATING D CHESHIRE EAST BAND B



TOTAL FLOOR AREA: 1517 sq.ft. (140.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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MACCLESFIELD OFFICE

01625 511367

macclesfield@gascoignehalman.co.uk

80 - 82 Waters Green, Macclesfield, SK11 6LH

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