



**GASCOIGNE
HALMAN**

LUDLOW CLOSE, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| £250,000

A well presented three double bedroom end terrace property boasting a large conservatory with lovely private gardens and off road parking for two vehicles.

The house has an extremely spacious ground floor with an added benefit of a large conservatory and is warmed by gas fired central heating and is double glazed throughout.

In brief, the accommodation comprises of an entrance hall with stairs to the first floor and access through into the lounge and the kitchen. The lounge is of a good size with a bay window to the front aspect, a fireplace housing a living flame gas fire and double doors opening through into the large conservatory which can be used as both a dining room and a second sitting room and enjoys views over the garden. The conservatory is insulated and has under floor heating making it useable all year round.

The dining kitchen is well proportioned and fitted in a matching range of Maple fronted units, ample room for a kitchen table and is accessible from both the hall and the conservatory. There is a good sized storage cupboard and this room also enjoys views over the garden.

To the first floor the landing gives access to the three double bedrooms and the family bathroom with a whirlpool bath and a separate WC.

Outside to the rear there is a good sized garden and to the front, parking for two cars.

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 on Hurdsfield Road towards Rainow, turn left onto Queens Avenue and then take the 4th left onto Nicholson Avenue. Turn left on Hawthorn Way then take the second left into Ludlow Close where the property can be found on the left hand side. POSTCODE: SK10 2DE

EPC RATING B CHESHIRE EAST BAND B

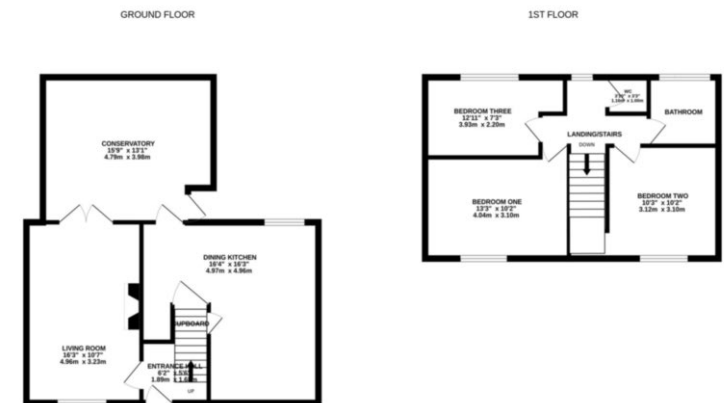
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Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metrage 02024

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