



**GASCOIGNE
HALMAN**

VALLEY ROAD, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| £435,000

A fabulous sized Four bedroom Two bathroom detached bungalow built with old Cheshire brick and enjoying a lovely mature private garden, a tree lined aspect, a good sized frontage and parking.

The property is well presented throughout and is situated in a highly sought after residential location close to local amenities.

In brief the accommodation comprises of a covered entrance porch, an entrance hall with a cloak cupboard, airing cupboard and loft access.

The lounge is of a good size with a window to the front aspect, a living flame gas fire and an archway opening into the dining room which enjoys a view of the rear garden.

The kitchen is fitted with a range of units and has a useful pantry cupboard housing the gas fired central heating boiler. A further archway opens into the breakfast room with a side aspect window and a door opening onto the garden.

There are Four bedrooms, the master having an en-suite shower room and view over the garden. The further bedrooms are served by a family bathroom with a separate WC.

To the front of the property there is a block paved driveway providing parking for several vehicles, the

garage has an electrically operated up and over door and there is a good sized frontage laid with artificial lawn for ease of maintenance and well stocked borders.

To the rear the garden has a lovely tree lined aspect and is not directly overlooked. It has raised mature borders and a great covered seating area and a good sized patio.

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 Park Lane continue straight through the traffic lights with Oxford Road into Ivy Lane and take the second turning on the left into Valley Road, where the property will be found situated on the right. POSTCODE : SK11 8NX

EPC RATING TBC CHESHIRE EAST BAND E

MACCLESFIELD OFFICE

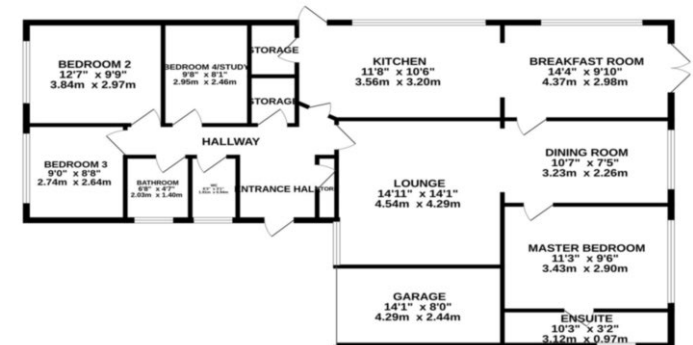
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GROUND FLOOR
1457 sq.ft. (135.4 sq.m.) approx.



TOTAL FLOOR AREA: 1457 sq.ft. (135.4 sq.m.) approx.
Measurements are approximate. See for details. Developer's proposal only.
Scale: 1:1000

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