



**GASCOIGNE
HALMAN**

BLACK ROAD, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| £249,950

An absolutely stunning TWO double bedroom end of terrace property which has undergone a full refurbishment throughout and enjoys a fabulous sized west facing rear garden as well as a cottage style garden to the front which could be converted into parking subject to planning permission or Highway approval.

This house has been stylishly presented throughout. Upon entering the property you are greeted with a great sized lounge having a bay window, attractive bespoke units fitted either side of the chimney breast, tiled floor and a brick built fireplace ready for installation of a wood burning stove. An oak sliding door gives access through into the kitchen and there is a matching door opening into the understairs cupboard. The kitchen is attractively fitted in a matching range of white units with roll top work surfaces, part tiled walls, lovely matching flooring and built in appliances.

This opens into an inner hall which gives access to the garden, stairs to the first floor and the beautifully refitted bathroom with a shower over the bath, vanity hand basin and enclosed cistern WC.

To the first floor the spacious landing gives access to both of the double bedrooms, the master being a lovely 'L' shaped room with a window to the front aspect. This room lends itself to having an en-suite subject to having the necessary plumbing work.

The second bedroom is also of a good size having a cupboard over the stairs and a window to the rear aspect overlooking the garden. This room also has loft access.

The property is warmed by gas fired central heating and has

uPVC double glazing throughout.

Outside one of the properties fabulous attributes is the large West facing garden enjoying sun for most of the day. There are two large patio areas, a good sized lawned area and is fully enclosed by fencing and mature hedging. There are also two timber sheds.

To the front is a garden that could be converted to a parking area subject to Highways permission.

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 D CHESHIRE EAST BAND B



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