

**GASCOIGNE
HALMAN**

BLACK ROAD, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| £199,950

A beautifully presented and extended two double bedroom mid terrace property enjoying a lovely East facing private garden and benefitting from a rear gate giving access to the communal ginnel. The accommodation comprises of a splendid spacious open plan lounge/dining room with oak flooring, an attractive wood burning stove, stairs to the first floor and a window to the front aspect.

The kitchen has been extended and is of a good size and having breakfast bar seating and being fitted with a matching range of white units. A window and door give views and access to the rear garden. There is a wall mounted gas fired central heating boiler to warm the property and also uPVC double glazing throughout.

To the first floor the landing opens to the two double bedrooms, the master having a built in storage cupboard, a window to the front aspect and an attractive exposed beam. The second bedroom has a range of built in wardrobes and a large window overlooking the garden. The bathroom is attractively fitted with a three piece suite with a shower over the bath and a skylight making the room feel light and spacious.

Outside there is a good size rear garden.

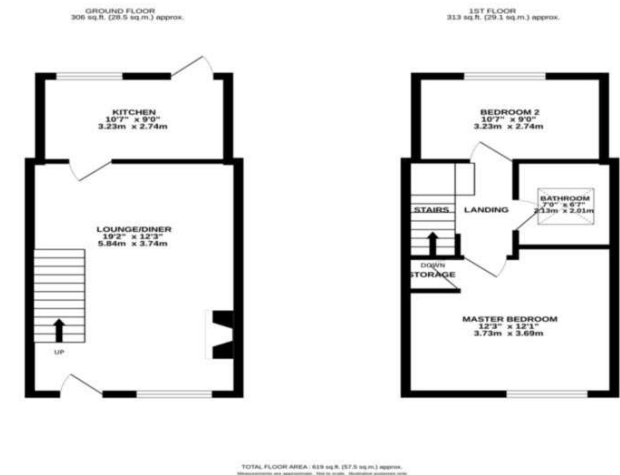
LOCATION

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 on the left. POSTCODE: SK11 7BZ

EPC RATING B CHESHIRE EAST BAND B



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