



**GASCOIGNE  
HALMAN**

ELDON ROAD, MACCLESFIELD

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THE AREAS LEADING ESTATE AGENT

| £475,000

Built to a most appealing design this stunning Four bedroom Two bathroom detached family home is located on the popular Villas Development built by Jones Homes in the early 1990's, situated just off Victoria Road within easy access of some of the areas finest schools and the town centre.

In more recent years the property has been beautifully refurbished having new uPVC double glazing and newly installed gas fired central heating.

The accommodation in brief comprises of an entrance hall with a bespoke wooden panelled staircase with glass inset.

To the first floor there is herringbone grey flooring and lovely oak doors giving access to the rooms. The main lounge is a beautifully proportioned room with a bay window to the front aspect and a feature fireplace. There is a separate snug overlooking the garden.

The dining kitchen is well-proportioned fitted in an attractive range of matching units with integrated appliances, tiled floor and ample room for a kitchen. A window overlooks the private rear garden and patio doors give access.

Off the kitchen is a useful utility room fitted in the same attractive range of units and there is also a cloakroom/WC.

The garage, having an up and over door, houses the recently installed gas fired central heating boiler and the large pressurised hot water cylinder providing good amounts of domestic hot water.

To the first floor the landing has oak doors giving access to all the rooms, the master bedroom having a range of mirrored

wardrobes and a beautifully refitted en-suite bathroom with a shower over the bathroom. There are three further bedrooms and a recently re-fitted attractive family bathroom.

Outside one of the lovely features of this house is the extremely private garden with fencing and mature hedging, a tree lined aspect, patio and a decked area.

To the front is a further lawned garden and a double width block paved driveway leading to the garage and parking for two vehicles.

### 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 Cumberland Street and after passing Sainsburys on your right, proceed to the next roundabout, bearing right into Prestbury Road. Bear left at the mini roundabout into Victoria Road and continue for some distance past the hospital and cricket club to the roundabout at the top. Turn left into the Villas and immediately left into Eldon Road, where the property can be found situated on the left hand side.

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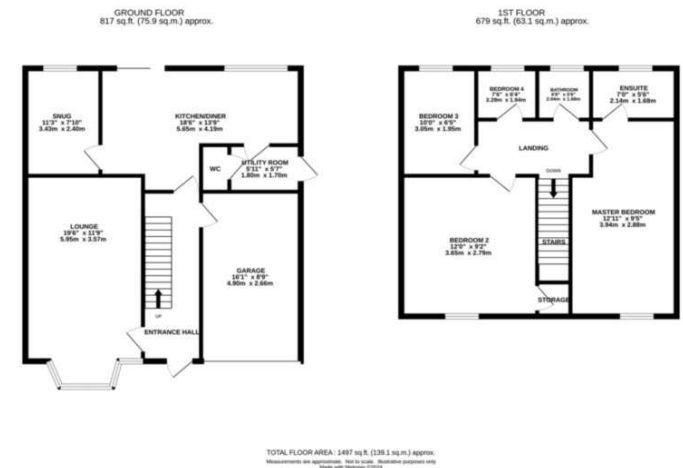
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