



**GASCOIGNE
HALMAN**

SURREY ROAD, GAWSWORTH

THE AREAS LEADING ESTATE AGENT

£435,000

An extremely spacious Three double bedroom, Two bathroom detached family home with accommodation over three floors which was built by the current owners and completed in July 2023. This family home in new condition is built to high standards throughout and enjoys off-road parking, a garden and brick built store.

The property is extremely well-insulated and warmed by a heat pump and having double glazing making this property very affordable to run.

The house is situated in the highly desirable Gawsworth, a much sought after picturesque village surrounded by open Cheshire countryside, with the centre of Macclesfield just a short drive away.

The accommodation in brief comprises of a lovely sized tiled entrance hall with stairs to the first floor, understairs storage cupboard. The property benefits from underfloor heating throughout the ground floor.

The lounge is of a good size with a large window to the front aspect, the dining kitchen is extremely light and airy with bi-folding doors leading onto the Indian stone patio and two further Velux windows. The kitchen has been beautifully fitted in a lovely modern range of dark blue units with granite work surfaces incorporating integrated appliances, an induction hob, extractor hood, double oven and grill unit and a dishwasher. There is a central island unit, ample room for a large kitchen table and a wonderful tiled floor. There is also a utility room with a door leading to the rear and space for a washing machine and tumble dryer. The cloakroom/WC is attractively fitted in a two piece suite.

To the first floor the landing has a return staircase to the second floor with oak doors giving access to the two large double bedrooms both

of which being dual aspect with windows to the front and the rear. The family bathroom is fitted with a three piece suite with a shower over the bath, wall hung vanity wash basin and a low level WC. To the second floor the landing has a Velux window, good amounts of under eaves storage and the master bedroom, which really is of a grand proportion being well lit with four Velux windows, fitted wardrobes and the fabulous en-suite shower room fitted with a three piece suite with a walk-in shower cubicle.

Outside there is parking to the front of the property and to the rear is a lovely garden laid to lawn with a brick built store.

LOCATION

Gawsworth is a much sought after picturesque village surrounded by open Cheshire countryside, with the centre of Macclesfield just a short drive away. 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 Park Lane, continue to the traffic lights with the Flower Pot public House. Turn left into Congleton Road and continue for some distance, taking the fourth turning on the right into Moss View Road and at the T-junction turn left into Surrey Road, where the property can be found situated on the left hand side.
POSTCODE: SK11 7XA

EPC RATING B CHESHIRE EAST BAND E

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