



**GASCOIGNE
HALMAN**

ROUND MEADOW, RAINOW

THE AREAS LEADING ESTATE AGENT

| £310,000

Absolutely stunning 3 bed mid terrace property offering lovely spacious accommodation and being larger than the average as the first floor extends over the shared ginnel. The property enjoys a good sized rear garden and off road parking for 2 vehicles.

This house really does need to be viewed to appreciate the fabulous accommodation on offer. It has been beautifully refurbished by the current owners and in brief comprises a good sized entrance vestibule with a window to the front aspect and lovely tiled floor, the main lounge with a window to the front, an exposed brick chimney breast housing an electric stove, and exposed beams. There is access through to the kitchen which has recently been refitted with an attractive range of grey fronted units with Zanussi and Hotpoint appliances. There is a large centre island units which also provides breakfast bar seating, a utility cupboard with plumbing and electricity as well as having lovely views over the garden.

On the first floor the spacious landing has a cupboard housing the Vaillant combination boiler and gives access to the 3 bedrooms and a beautiful refitted family bathroom.

Outside there is a long garden mainly laid to lawn and has been attractively landscaped and is enclosed by mature hedging and fencing. There is also a shed at the rear of the garden.

To the front there is a block paved driveway providing parking for 2 vehicles and stepped borders.

LOCATION

Rainow is a popular semi rural village surrounded by open countryside, with the centres of Poynton and 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

POSTCODE SK10 5UB

Leaving Macclesfield along Hurdsfield Road, continue through Higher Hurdsfield and into Rainow Village. In the centre of the village, opposite Holy Trinity Church, turn left into Round Meadow and follow the road round, where the property can be found situated on the right hand side.

POSTCODE : SK10 5UB

EPC RATING D CHESHIRE EAST BAND C



MACCLESFIELD OFFICE

01625 511367

macclesfield@gascoignehalman.co.uk

80 - 82 Waters Green, Macclesfield, SK11 6LH

**GASCOIGNE
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.