



**GASCOIGNE  
HALMAN**

BELMONT AVENUE, MACCLESFIELD

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THE AREAS LEADING ESTATE AGENT

| £365,000

A well-proportioned four bedroom two bathroom 1930's semi detached family home boasting a fabulous sized South facing rear garden and a large open plan family room dining/kitchen and is situated in a lovely location in Macclesfield.

The house has been vastly extended and offers superb family accommodation which comprises of an entrance hall with oak flooring, a cloaks cupboard housing the gas fired central heating boiler and a cloakroom/WC. This leads into the through lounge having French doors onto the decking and garden and a lovely wood-burning stove. There is a fabulous sized open plan family room and dining/kitchen. The kitchen area is fitted in a range of oak fronted units with granite work surfaces and a tiled floor. The kitchen opens into the family room with ample room for a kitchen table and having two sets of bi-folding doors onto the decking and the private south facing garden.

To the first floor the landing has loft access with a pull down ladder, a fitted cupboard and leads to the four bedrooms, the master bedroom being of a lovely size with views over the rear garden and having a full sized en-suite bathroom. There is a further family bathroom fitted with a large walk-in shower.

The house has Upvc double glazing and is warmed by gas fired central heating.

Outside to the rear is the large South facing private garden with a wonderful raised decked area with the rest of the

garden being laid lawn with a timber shed.

To the front is a further garden area with the potential to be converted to off road parking (subject to planning permission).

### LOCATION

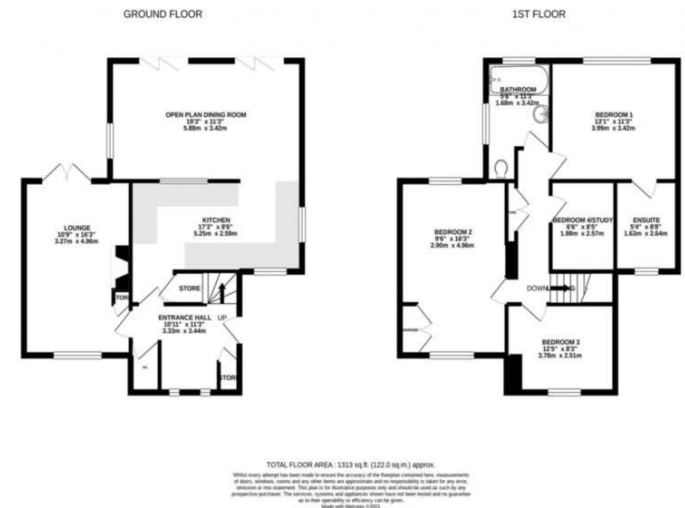
Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty 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

Leaving Macclesfield along Chester Road, continue to the Broken Cross traffic lights and continue into Chelford Road. Take the first right into Whirley Road and after passing Whirley Primary School, take the next turning on the left into Belmont Avenue, where the property can be found situated on the left. POSTCODE : SK10 3JN

We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

### EPC RATING D CHESHIRE EAST BAND D



## MACCLESFIELD OFFICE

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