



**GASCOIGNE  
HALMAN**

EDWARD STREET, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| £235,000

A very well proportioned Two double bedroom terraced property offering extremely well presented accommodation throughout, a private rear garden and enjoying a location close to the town centre.

The accommodation comprises of a main lounge which is a fabulous size with lovely exposed beams, a bay window to the front, a multi fuel stove standing on a stone hearth an wooden effect flooring.

This room opens into the excellent sized dining/kitchen which has been beautifully fitted in a matching range of cream fronted units with a tiled floor and the staircase leading to the first floor. The rear door gives access to the rear garden and there is a window giving views onto the same.

To the first floor the landing gives loft access via a pull down ladder and leads to both double bedrooms and the family bathroom. The master bedroom is of a wonderful size having two fitted wardrobes and a window to the front aspect. The second bedroom, also being a good sized double, has views over the rear aspect.

The family bathroom has been fitted to high standards with a three piece suite with a shower over the bath and an airing cupboard housing the Worcester gas fired central heating boiler.

The property is warmed by gas fired central heating and having uPVC double glazing throughout.

Outside the property enjoys a great private rear garden paved with York stone and has a storage shed, two patios, one being raised, and is enclosed by fencing.

#### 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 on Hibel Road continue onto Cumberland Street. At the third roundabout continue straight onto Oxford Road. Take the second right into Edward Street. POSTCODE: SK11 8JD

#### EPC RATING TBC CHESHIRE EAST BAND B

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.

### MACCLESFIELD OFFICE

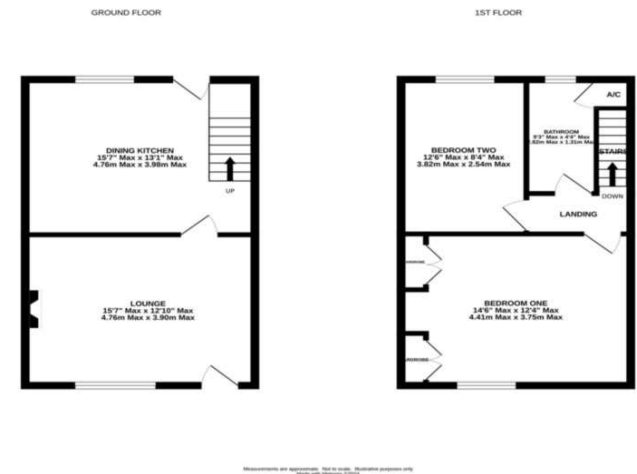
01625 511367

macclesfield@gascoignehalman.co.uk

80 - 82 Waters Green, Macclesfield, SK11 6LH

**GASCOIGNE  
HALMAN**

22 OFFICES COVERING CHESHIRE, SOUTH MANCHESTER AND THE HIGH PEAK



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.