



**GASCOIGNE
HALMAN**

LONDON ROAD, LYME GREEN, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| £250,000

A well proportioned TWO double bedroom semi detached home with a south east facing garden, storage garage and parking for 2/3 vehicles.

The house is well presented throughout and is warmed by gas fired central heating and has uPVC double glazing.

The house benefits from lovely open plan accommodation which comprises of an entrance vestibule opening into the fabulous sized breakfast kitchen fitted in a beautiful range of grey fronted units with integrated appliances including a double oven with a hob, washer/dryer and a fridge and freezer and houses the gas fired central heating boiler. There are French doors leading out onto the garden, stairs to the first floor and an understairs storage cupboard.

There is an excellent sized lounge to the front of the property with a bay window and a fireplace housing a woodburning stove.

To the first the spacious landing has loft access and a window to the side aspect. There are two double bedrooms and a beautifully fitted bathroom.

Outside there is an easily maintained south east

facing garden, a storage garage with a uPVC door and window and parking for several cars.

LOCATION

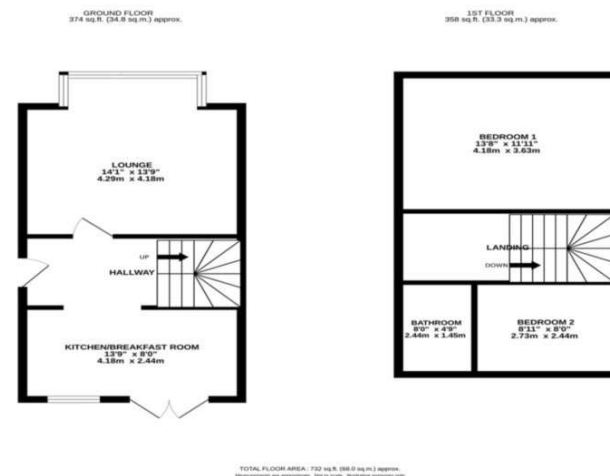
Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty 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 London Road towards Leek, after passing Lyme Green Business Park the property can be found after a short distance on the left hand side prior to the junction with Robin Lane. POSTCODE: SK11 0JX

EPC RATING D CHESHIRE EAST BAND C

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.



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