



**GASCOIGNE  
HALMAN**

NEWCOURT, RAINOW ROAD, MACCLESFIELD, SK10

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THE AREAS LEADING ESTATE AGENT



NEWCOURT, RAINOW ROAD, MACCLESFIELD, SK10



## **NEWCOURT, RAINOW ROAD, MACCLESFIELD, SK10**

**£695,000**

**A Fabulous Modern Split Level Four Double Bedroom Three  
Bathroom Detached Family Home**

**Standing In Large Gardens Backing Onto Open Countryside  
With Wonderful Views**

**Extremely Stylish Accommodation Throughout, Ready To  
Move Into**

**Impressive Open Plan Family Room Dining/Kitchen  
Sizeable Lounge And A Separate TV Room/Study**

**Viewing Highly Recommended**





If you are looking for accommodation that is both unique and spacious then this could be the perfect house for you having been wonderfully maintained throughout.

An extremely well presented stylish Four double bedroom Three bathroom split level detached family home with versatile generous accommodation over three floors. It is set well back from the road and enjoys a sizeable south east facing garden that backs onto open countryside giving wonderful open views.

Upon entering the property you are greeted with a fabulous sized entrance hall with tiled floor, oak and glass staircase giving access to the main accommodation. There is access to the cloaks cupboard and also the study/TV room. Taking the stairs to the next level which is on the same level as the rear garden, the hallway has a window to the front aspect, a beautifully fitted cloakroom/WC and stairs to the second floor.

The fabulous sized open plan lounge with patio doors giving access onto the garden has a contemporary living flame gas fire.

One of this properties superb attributes is the large open plan family room dining/kitchen which really is the sociable feature of the house, the kitchen area being beautifully fitted in a stylish range of units with integrated appliances. There is a wood burning stove, ample room for comfy seating and dining. The floor is tiled throughout and there are double doors giving access into the garden.

Off the kitchen is a useful walk in pantry and a utility room fitted in the same range of matching units with a window and door to the side and a double glazed Velux window.

Also on this floor is the master bedroom which is an excellent proportioned room and having a full sized en-suite with a bath, shower, his and hers wash basin and a cloakroom WC.

To the the next floor are three double bedrooms, one of which having an en-suite shower room and a further beautifully fitted family bathroom.

Outside to the front the property is well set back from the road thus having a large frontage providing parking for five cars and also access to the large single garage having an courtesy door into the entrance hallway. Further gardens run down the sides of the property.

The main garden is to the rear which has been beautifully landscaped with lawn area, a large patio area, well stocked borders. There are steps leading to an upper level garden which is laid to lawn with mature trees and backs onto fields and has amazing views.

#### 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.

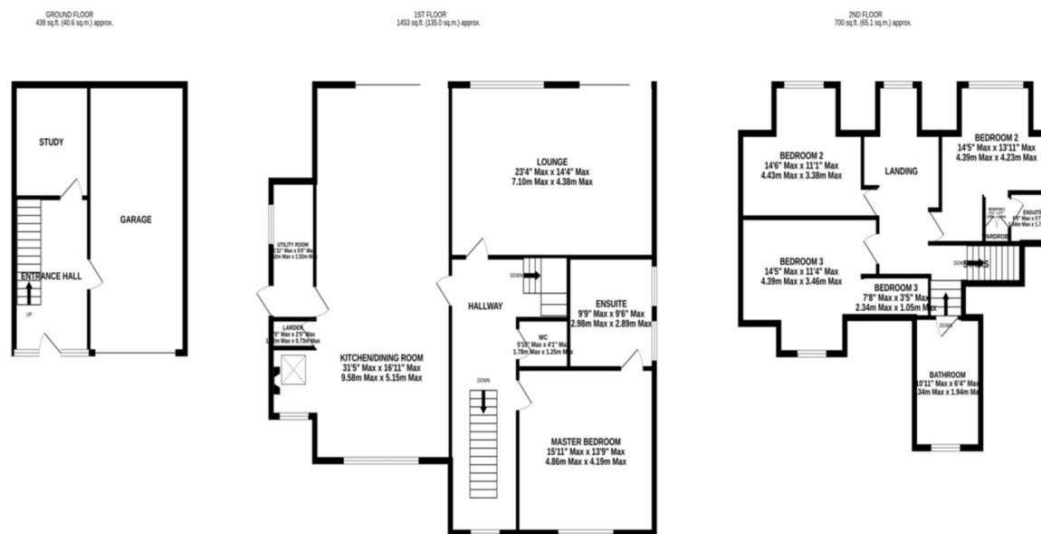
#### DIRECTIONS

Leaving Macclesfield on Hurdsfield Road which runs into Rainow Road continue along where the property can be found on the right hand side. POSTCODE SK10 2PG

#### EPC RATING D CHESHIRE EAST BAND F

We are informed by our client that the property is leasehold with a residue of 901 years and subject to a ground rent of £7 per annum. Prospective purchasers are advised to confirm these points with their solicitor





TOTAL FLOOR AREA : 2591 sq.ft. (240.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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