



**GASCOIGNE
HALMAN**

WEST BOND STREET, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| £365,000

A handsome period detached house enjoying a fabulous size rear garden and being situated close to the Town Centre. Well presented accommodation with three bedrooms and two bathroom.

The property enjoys well presented accommodation throughout and in brief comprises of a good size entrance hall with newly laid herringbone flooring and stairs to the first floor.

The main lounge is situated to the front of the property and has uPVC double glazed windows overlooking the cottage style front garden. There is a well proportioned dining room/sitting room with the lovely original sash windows to the side aspect and French doors onto the garden. It also has a cast iron fireplace with stone hearth, herringbone flooring and an understairs storage cupboard.

The kitchen is fitted in a matching range of units with integrated appliances and having views over the garden.

To the first floor the landing gives access to all rooms with a fabulous size master bedroom to the front with two windows, a cast iron fireplace, en-suite shower room fitted with a white three piece suite. There are two further bedrooms and a family bathroom, again with a white three piece suite and a shower over the bath.

Outside is a large garden with a York stone patio, mostly laid to lawn and having well-stocked borders. There is a brick built outhouse which could make an ideal home office subject to converting.

To the front is a small cottage style garden.

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

Travel out of Macclesfield on Park Lane. Continue to the traffic lights with Bond Street and turn right, taking the first turning left into West Bond Street, where the property can be found on the right hand side.
POSTCODE: SK11 8EQ

EPC RATING TBC CHESHIRE EAST BAND D

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

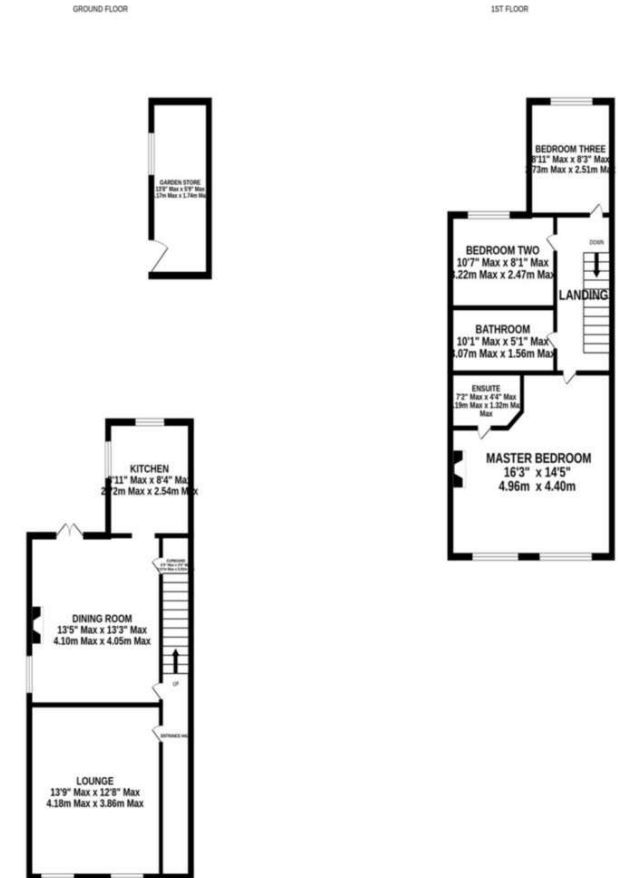
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**GASCOIGNE
HALMAN**

22 OFFICES COVERING CHESHIRE, SOUTH MANCHESTER AND THE HIGH PEAK



Measurements are approximate. Not to scale. Illustrative purposes only.
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