



**GASCOIGNE
HALMAN**

WIGHTMAN AVENUE, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| £395,000

Still only in its infancy, built to a most attractive design, this modern three bedroom two bathroom semi detached house forms part of the Kings Quarter development. Situated within easy reach of the town centre and the train station and arguably enjoys one of the best positions on the development with a private driveway leading to only two properties and having a lovely green area in front and a very private rear garden.

The property has been further improved since being built with a fabulous newly fitted kitchen with solid oak work surfaces and integrated appliances and two stunning porcelain stone patios as well as a timber shed.

The accommodation comprises of an entrance hall with lovely wood effect flooring, stairs to the first floor and a cloakroom/WC.

The main lounge is an excellent size and has a large bay window to the front aspect, to the rear of the property is the fabulous open plan dining kitchen with a beautiful range of high quality fitted units and integrated appliances. There are French doors giving access onto the gorgeous landscaped garden.

To the first floor the landing has a good size airing cupboard and gives access to the three bedrooms. The master has fitted wardrobes and an en-suite shower room. There is also a lovely fitted family bathroom.

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

Outside to the rear there are two newly laid porcelain patios, one outside the French doors and a second to the rear of the property. The rest of the area is laid with artificial grass for ease of maintenance. There is also a timber shed for storage.

To the front of the property are two parking spaces.

LOCATION

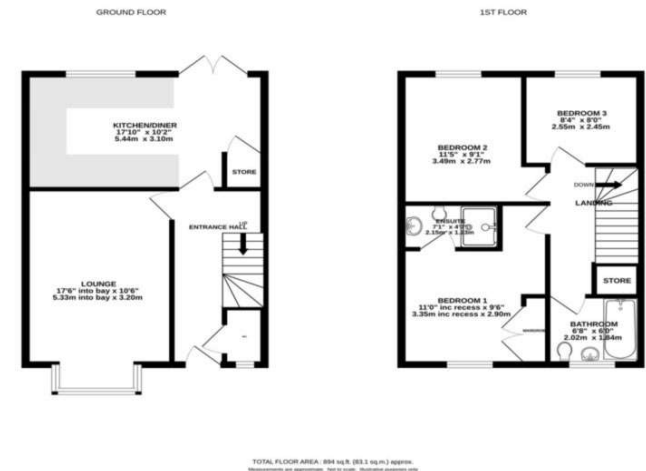
Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty 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 Cumberland Street, at the Sainsburys roundabout take the third exit into Westminster Road, continue along, taking the second right turn into Wightman Avenue where the property can be found on the right. POSTCODE : SK10 3GT

EPC RATING B CHESHIRE EAST BAND C

We are informed by our client that the property is freehold with a management charge of approximately £50 per annum. Prospective purchasers are advised to confirm this point with their solicitor.



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