



**GASCOIGNE  
HALMAN**

GONVILLE AVENUE, SUTTON

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THE AREAS LEADING ESTATE AGENT

GONVILLE AVENUE, SUTTON



## GONVILLE AVENUE, SUTTON

### Offers Over £600,000

A Four/Five Bedroom, Three Bathroom Detached Family Home

Refurbished Throughout To High Standards

Extended Accommodation

Situated In One Of Sutton's Best Locations

Secluded Rear Garden And Private Front Garden

Fabulous Open Plan Living Accommodation

Viewings Highly Recommended And Offered For Sale With No Onward Chain



A beautifully refurbished and extended four/five bedroom, three bathroom detached family home situated in one of Sutton's best locations.

This house has been refurbished from top to bottom and stands in a fantastic private garden with parking for two cars.

The location of this house really is amazing being surrounded by open countryside yet only being a six minute drive from Macclesfield Town Centre.

The stylish accommodation in brief comprises of a lovely extended entrance hall which is extremely light with a vaulted entrance porch having matching vaulted windows to the front aspect and a glazed door. There are stairs to the first floor, wooden effect flooring and under stairs storage.

The main lounge has also been extended and has a window to the front overlooking the front garden and plantation shutters. There is also a bespoke fitted storage cupboard with shelving.

The fabulous open plan dining kitchen, with bi-folding doors and a window, is positioned to the rear of the accommodation taking in the full view of the private rear garden and has been fitted in attractive, high quality range of light grey units with integrated Bosch appliances including a double oven, induction hob and dishwasher. There is ample room for a kitchen table.

The kitchen leads to an inner hall which gives access to bedroom five/study. This would make a lovely double bedroom or a study having a window to the front with plantation shutters.

Also off this hallway is a snug/TV room with full length windows and a door onto the garden and a beautifully newly fitted shower room with tiled floor and part tiled walls.

To the first floor the landing has loft access and pull down ladder and gives access to the four bedrooms on this floor.

Three are good sized double rooms and the fourth is a well-proportioned single room. There is a recently renovated en-suite shower room and family bathroom, which has a shower over the bath.

Outside the property stands with in wonderful secluded gardens, the rear having a York stone patio, lawned area, summer house and a timber shed, all enclosed by fencing and mature hedging to the rear boundary.

To the front there is a newly laid tarmac driveway, a further lawned area and mature hedging making the front private.

#### LOCATION

Sutton is a picturesque village surrounded by open countryside, yet within easy reach of the centre of Macclesfield and all its amenities.

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

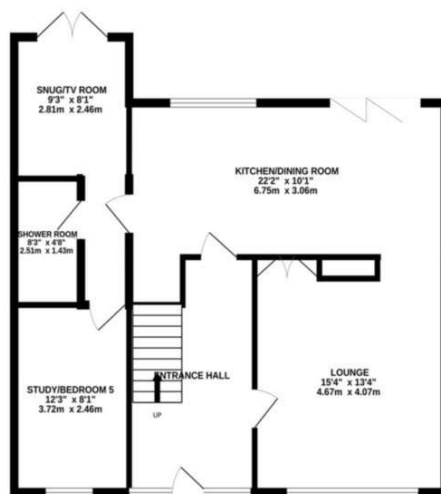
Leaving Macclesfield along Mill Lane in a southerly direction, continue into Cross Street to the set of traffic lights with London Road. Turn left onto Byrons Lane and continue under the canal bridge into Hall Lane. Before reaching the village at Sutton Lane Ends turn left into Selwyn Drive and at the T-junction turn right into Gonville Avenue.

POSTCODE SK11 0EG

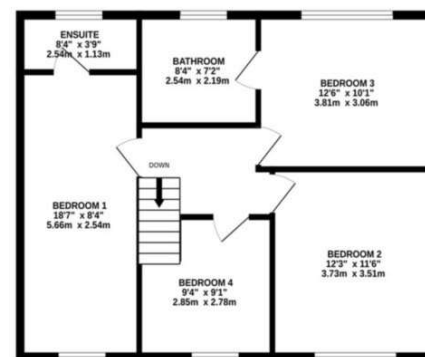
#### EC RATING C CHESHIRE EAST BAND E

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.

GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR  
651 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 1424 sq.ft. (132.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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.

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