



**GASCOIGNE  
HALMAN**

BROKEN CROSS, MACCLESFIELD, EPC RATING D  
CHESHIRE EAST BAND B

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THE AREAS LEADING ESTATE AGENT

| £190,000

A well presented two double bedroom mid terrace house enjoying a lovely South East facing private garden and off road parking to the rear.

The accommodation has a modern feel throughout and was refurbished 4 years ago. The lounge has a window to the front aspect, an attractive fireplace and a meter cupboard.

There is an excellent sized open plan dining/kitchen which is attractively fitted in a matching range of cream fronted units with ample room for a kitchen table and having a door opening onto the rear decking area, the garden and the rear parking area. It also benefits from an under stairs cupboard housing the gas fired combination boiler.

To the first floor the landing gives access to the master bedroom being located at the rear of the property and having two windows overlooking the rear garden and built in wardrobes. The second bedroom is a good sized double positioned at the front of the property and has an attractive period fireplace.

The family bathroom is beautifully fitted in a four piece suite including a bath and an enclosed shower cubicle.

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

Outside to the rear the property has a charming South East

facing garden, mainly laid to lawn with a good size decking area and off road parking.

### 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 Chester Road, which runs into Broken Cross and at the roundabout take the first exit into the continuation of Broken Cross (which runs into Gawsforth Road), where the property can be found after a short distance on the left hand side.

POSTCODE : SK11 8TZ

### TENURE

We are informed by our client that the property is leasehold with a residue of 815 years and subject to a ground rent of £4 7shillings 6pence. Prospective purchasers are advised to confirm these points with their solicitor.

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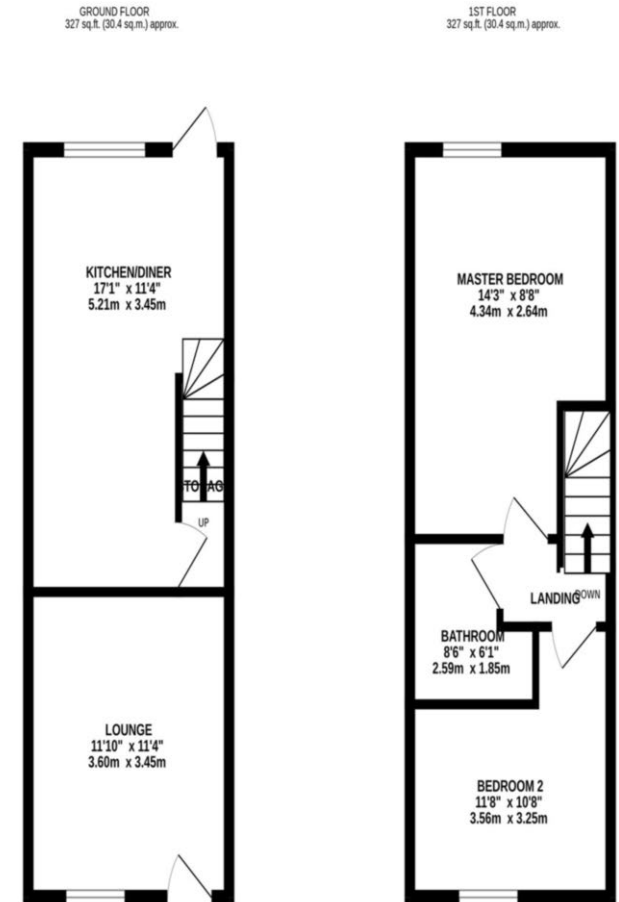
## MACCLESFIELD OFFICE

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TOTAL FLOOR AREA: 655 sq. ft. (60.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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