



**GASCOIGNE  
HALMAN**

WIGHTMAN AVENUE, MACCLESFIELD

---

THE AREAS LEADING ESTATE AGENT

WIGHTMAN AVENUE, MACCLESFIELD

---



## WIGHTMAN AVENUE, MACCLESFIELD

**£569,995**

A Four Bedroom Two Bathroom Detached Family Home

Situated On The Extremely Popular Kings Quarters Development

Built In 2022 By Bellway Homes To A Most Attractive Design

Private East Facing Garden, Garage And Parking For Two Cars







The accommodation comprises of an entrance hall with stairs to the first floor and an under stairs storage cupboard leading to the spacious lounge with a bay window to the front aspect.

To the rear of the property is a dining room and breakfast kitchen both with French doors onto the garden. This room was originally one large open-plan room but was divided by the current owners but could easily be converted back to one room.

The kitchen is beautifully fitted with a range of grey fronted units with a large island unit. The dining room gives access to a utility room with a tiled floor and an attractive cloakroom/WC.

To the first floor the landing has loft access, an airing cupboard housing a large hot water cylinder and provides access to all four double bedrooms and the family bathroom with a shower over the bath. The master bedroom has an en-suite shower room.

The garage has a courtesy door from the property, up and over door to the front and houses the wall mounted gas fired central heating boiler.

Outside to the front the property enjoys a secluded position with parking for two cars and the garden is mainly laid to lawn. To the rear the garden again is mainly laid to lawn and is fully enclosed by fencing.

#### **DIRECTIONS**

Leaving Macclesfield along Cumberland Street, at the Sainsbury's 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 left. POSTCODE : SK10 3GU

#### **LOCATION**

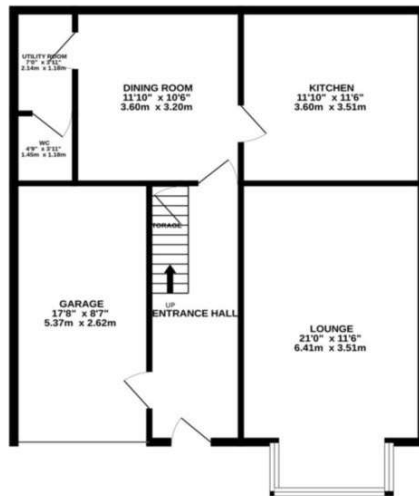
Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty 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.

#### **TENURE**

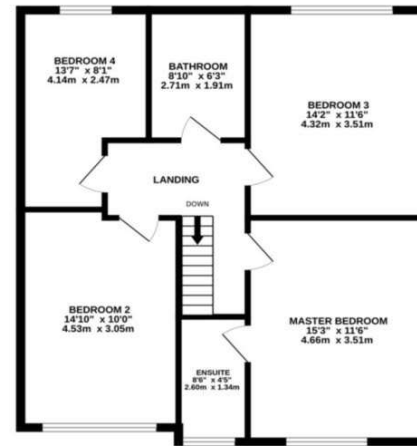
We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

#### **EPC RATING D CHESHIRE EAST BAND E**

GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR  
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 1539 sq.ft. (143.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2024

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.

## MACCLESFIELD OFFICE

01625 511367

macclesfield@gascoignehalman.co.uk

80 - 82 Waters Green, Macclesfield, SK11 6LH

**GASCOIGNE  
HALMAN**