



**GASCOIGNE
HALMAN**

9 SANDRINGHAM HOUSE, KENSINGTON SQUARE,
MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| 265,000

An extremely spacious second floor apartment forming part of the conversion of this period building which is situated in a highly sought after residential area just off Victoria Road.

The apartment offers accommodation on an exceptionally grand scale and comes with parking and a garage. It stands in lovely well kept communal grounds.

In brief the accommodation comprises of a communal entrance hall giving access to the private entrance hall with a large walk in cloakroom, an airing cupboard housing the central heating boiler. There is a very impressive main lounge with high ceilings and four large windows making this room very light and airy. . It really is a fabulous room and has ample space for a seating area and a dining area.

The dining/kitchen has been beautifully refitted in a quality range of modern units with integrated appliances to include a washing machine, dishwasher, twin neff ovens, gas hob with an extractor, and a fridge and a freezer. Granite work tops and a built in table again finished in granite.

There are two double bedrooms, the master

having an en-suite shower room and the is a main bathroom with a shower over the bath. Both of the bathrooms are in beautiful condition.

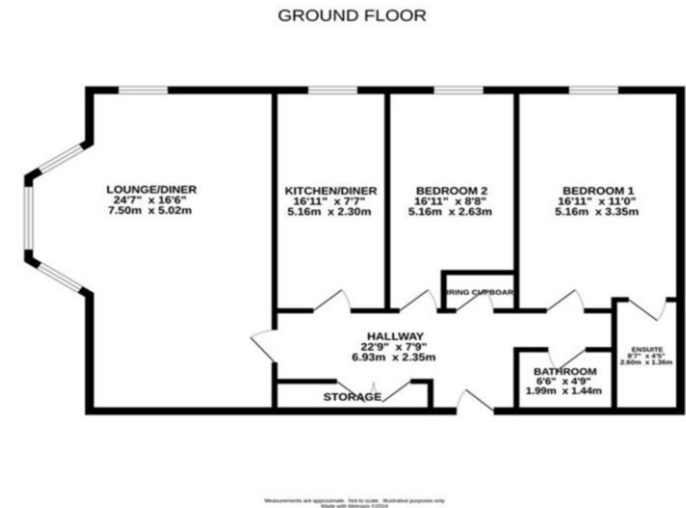
Outside are well kept communal gardens, parking and a brick built garage with light and power.

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

EPC RATING TBC CHESHIRE EAST BAND C



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