



**GASCOIGNE
HALMAN**

26 GONVILLE AVENUE, SUTTON, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| 475,000

A spacious detached bungalow offering beautifully presented extended accommodation with two reception rooms, conservatory and three bedrooms. Lovely West Facing private garden and all being situated in a very sought after location.

Situated in one of Suttons most sought after locations this extended three bedroom two bathroom detached bungalow offers beautifully presented accommodation throughout with a good size private west facing garden, double tandem garage and parking. This bungalow has some lovely features such as an impressive lounge with four meter high vaulted ceiling and a separate dining room and a conservatory. The bungalow is warm via GFCH and having upvc double glazing to a room layout, entrance porch, hall with a boiler cupboard. The main lounge is a good size with the fabulous vaulted ceiling and doors into the conservatory and the dining room. The dining kitchen is beautifully fitted in a range of cream

units and having a rear porch giving access in the the second shower room. Off the inner hall gives you access in to the three bedrooms (master with fitted wardrobes) and the beautifully fitted main shower room. Tandem garage with a utility area. Stunning good size private gardens with a shed and a green house. The is a driveway for three cars to the front.

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.

**EPC RATING TBC CHESHIRE EAST
BAND E**

MACCLESFIELD OFFICE

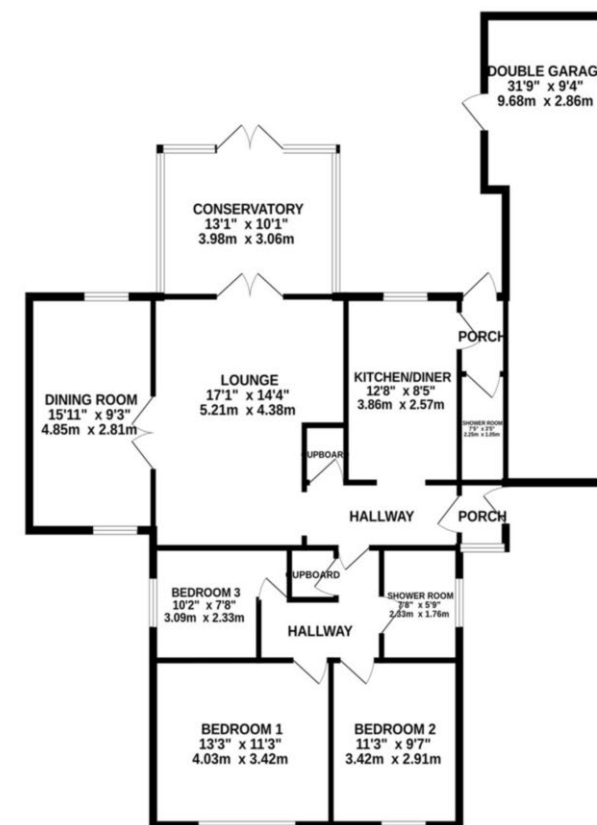
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GROUND FLOOR
1423 sq. ft. (132.2 sq. m.) approx.



TOTAL FLOOR AREA: 1423 sq. ft. (132.2 sq. m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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