



**GASCOIGNE
HALMAN**

OXFORD ROAD, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| 218,000.00

A larger than average extended two double bedroom mid terrace house with a good size garden and a converted loft. Well presented throughout and enjoying permit parking and a great location close to the Town Centre.

DESCRIPTION

A larger than average two double bedroom, extended mid terrace property, with a great size converted loft access via its own staircase. The property is well presented throughout and comes with a great sized garden laid to lawn, good size patio and a timbered shed ideal for storage. The accommodation of which is warmed via gas fired central heating and having UPVC double glazing comprises of a lounge with a window to the front aspect, attractive fireplace. This opens through into the dining room with the stairs to the first floor and a door giving access through into the kitchen.

The kitchen is fitted in a matching range of grey fronted units, also houses the gas fired central heating boiler with a window and access onto the garden.

On the first floor there is the landing with a return staircase giving access to the loft, because this property has been extended you have got two good size double bedrooms on the first floor and a bathroom with a shower over the bath. The converted

loft, having a Velux window, carpeted, there is hanging space.

Outside as mentions there is a good sized garden, there is permit parking to the front.

DIRECTIONS

Postcode For Satnav: SK11 8JE

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.

Leasehold

We are informed by our client that the property is leasehold with a residue of 799 years and subject to a ground rent of £0. The service charge for the maintenance of all communal areas is currently levied at £0 per annum. Prospective purchasers are advised to confirm these points with their solicitor

EPC RATING E, CHESHIRE EAST BAND A

MACCLESFIELD OFFICE

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