



**GASCOIGNE
HALMAN**

BYRON STREET, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| 185,000.00

A well presented two bedroom mid terrace house enjoying a private garden, parking and a great location close to the Town Centre.

A two bedroom mid terrace property boasting a private garden and parking to the rear. The house is well presented throughout and enjoying GFCH and UPVC double glazing. The accommodation comprises an entrance hall lounge with the stairs to the first floor, storage cupboard and a window to the front. To the rear is an open plan dining kitchen fitted in a range of cream units and having integrated appliances. On the first floor there is the landing with loft access and a good size storage cupboard. Two double bedrooms and a bathroom with a shower over the bath. Private rear garden and parking.

DIRECTIONS

Postcode for Sat Nav SK11 7PL

MACCLESFIELD OFFICE

01625 511367

macclesfield@gascoignehalman.co.uk

80-82 Walters Green, Macclesfield, SK11 6LH

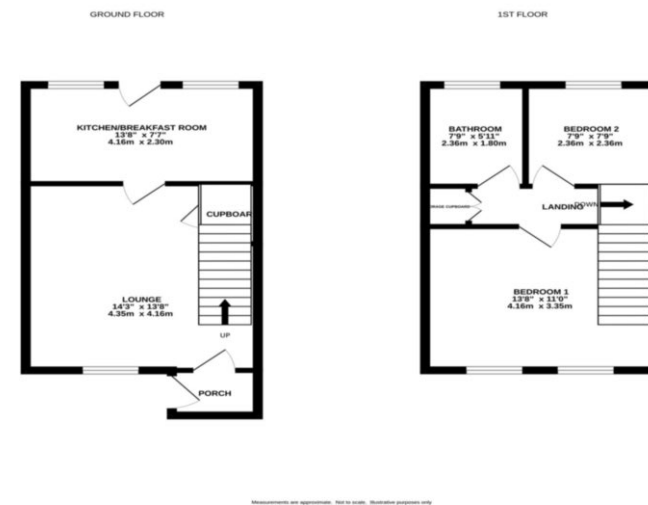
LOCATION

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.

EPC RATING D, CHESHIRE EAST BAND A

TENURE

We are informed by our client that the property is leasehold with a residue of 999 years from 1984 and subject to a ground rent of £30.00 per annum. Prospective purchasers are advised to confirm these points with their solicitor



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