



**GASCOIGNE
HALMAN**

NEWLYN AVENUE, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| 295,000.00

A three bedroom semi detached family home boasting good size gardens, garage and parking. The house is well presented and being situated in a very sought after location. Offered For sale with No Chain.

DESCRIPTION

A three bedroom, semi detached family home, situated in this extremely sought after residential area, with good sized gardens to both the front and back, parking and an attached garage. The house is well presented throughout and having an extended dining room and enjoying gas fired heating and UPVC double glazing. The accommodation in brief comprises of an entrance hall with stairs to the first floor, double doors opening through into the lounge and a door giving access through into the garage. The lounge, having a bay window to the front aspect, there is an under stairs storage cupboard. The dining room, is a good sized rooms with it being extended and having a window onto the garden. The dining room gives direct access through into the kitchen, which is fitted in a range of units and housing the gas fired central heating boiler.

On the first floor, there is the landing with loft access, three bedrooms, all having wardrobes and an attractively refitted family bathroom with a shower over the bath.

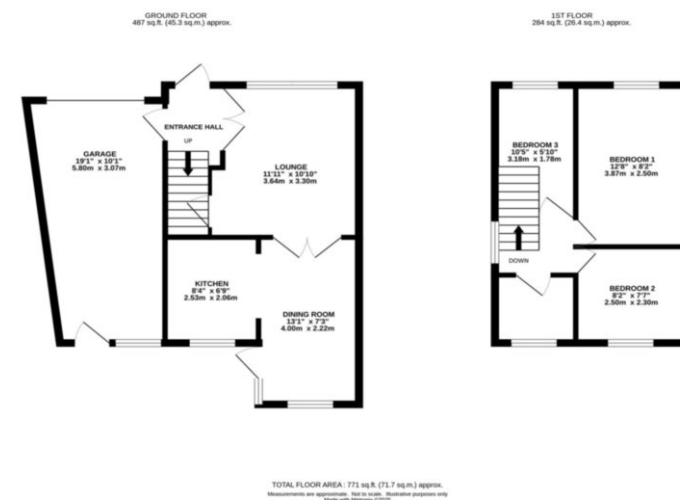
Attached garage with electrically operated door, to the rear there is a good sized private garden enclosed by fencing, a patio and the rest of the garden is laid to lawn. There is a timber shed with lighting and power to the front, there is further long gardens and parking.

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 TBC, CHESHIRE EAST BAND C TENURE

We are informed by our client that the property is leasehold with a residue of 951 years and subject to a ground rent of £35.00 per annum. Prospective purchasers are advised to confirm these points with their solicitor.



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