



**GASCOIGNE
HALMAN**

105 MILL LANE, MILL LANE, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT



105 MILL LANE, MILL LANE, MACCLESFIELD

400,000.00

A fabulous Georgian semi detached home with accommodation over three floors full of charm with many period feature throughout. This house is beautifully presented and boasting three/four bedrooms and two bathrooms. Great tucked away private position with private gardens.



- A Magnificent Georgian Semi Detached Home
- Full Of Fabulous Period Features Throughout
- Well Set Back And Screened From The Road
- Stunning Hallway And Two Good Sized Reception Rooms
- Impressive Kitchen
- Accommodation Over Three Floors, With 3/4 Bedrooms And Two Bathrooms
- Walking Distance To The Town Centre
- Full Of Period Features Throughout, Including Traditional Cast Iron Radiators In The Kitchen, Dining Room, Living Room And Front Bedroom
- The Property Has Had A Full Rewire And A New Boiler Fitted In 2020



DESCRIPTION

A most handsome Georgian semi detached, family home, enjoying a fantastic position, well set back from the road and hidden behind a lovely brick wall and large front garden. This property is full of fabulous Georgian features and offers accommodation over three floors, plus good sized cellars. As you wonder round this house it has the most amazing feel and is beautifully presented throughout, with three/four bedrooms and two bathrooms.

The accommodation in brief comprises of the entrance hall with the original stain glass windows and doors to the front, original picture rail, period arch way and wonderful original stairs to the first floor. The main lounge is a lovely feature, with a stain glass window to the front, canister ceiling, picture rail, lovely arched wall, fireplace with a solid fuel grate and oak flooring. The dining room is also a fabulous size room with oak flooring and a gas fire stove with the original black and burgundy tiles. There is a large inner hall with access from both the lounge and dining room and a door giving access to the front garden room. This runs straight through into the beautifully refitted kitchen, fitted in a range of light grey units with quartz work surfaces and a Belfast style sink, tiled floor, stable door and window onto the garden.

On the first floor, there is a landing which is extremely light, with large windows. To the rear there is a return original staircase giving access to the second floor . There are two large double bedrooms, one of which gives access into bedroom number four which would make a fabulous dressing room. Both of the bedrooms have access to the en suite bathroom. Also on this level is the beautifully fitted shower room.

On the second floor, there is the landing with a large walk-in storage loft, this gives access to bedroom number three with under-eave storage, Velux windows and marvelous exposed beams, this is a lovely double bedroom.

Cellars

The property enjoys good sized storage cellars

Outside

To the rear there is a private yard with a brick built store, to the front there is a remarkable sized garden with is extremely well screened from the road via a brick wall, mature trees, shrubs and bushes. The property is accessed by a gate giving access up the path to the property.

DIRECTIONS

Postcode For Satnav: SK11 7NP

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.

TENURE

Freehold

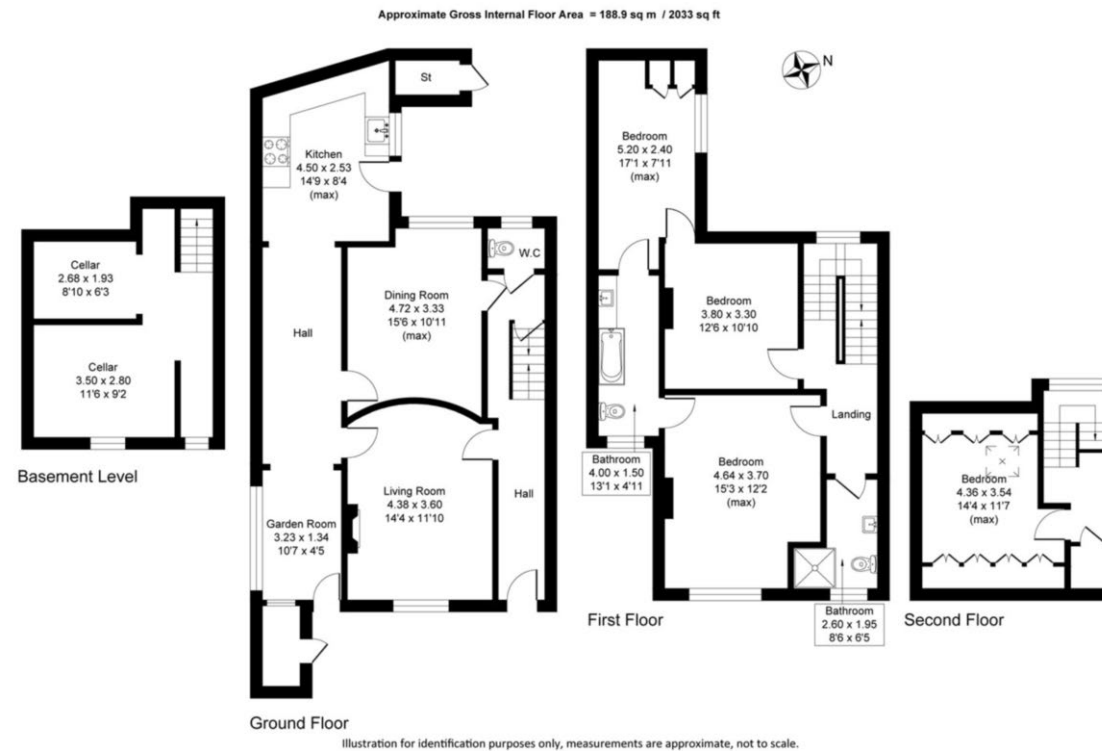
We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

LOCAL AUTHORITY

Cheshire East Band C

EPC

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