



**GASCOIGNE
HALMAN**

KENILWORTH ROAD, MACCLESFIELD EPC: TBC
COUNCIL TAX BAND: C

THE AREAS LEADING ESTATE AGENT

| 275,000.00

A well presented three bedroom link-detached family home boasting a good size private rear garden, garage and a driveway. Great location, offered for sale with no chain and ready to move into.

- A Three Bedroom, Link Detached Family Home
- Great Size Private Rear Garden
- Convenient Location In Macclesfield
- Garage And Off Road Parking
- Offered For Sale With No Chain And Ready To Move Into

DESCRIPTION

A well presented, three bedroom, links detached, family home. Enjoying a lovely private garden, garage and off road parking. The property having UPVC double glazing, to a room layout comprising of an entrance hall, stairs to the first floor and an under stairs storage cupboard. There is a good sized through lounge with french doors onto the garden and a window to the front. There is a dining kitchen, fitted in a range of units of which gives access through into the garage.

On the first floor, there is the landing with loft access. There are three bedrooms in total, two good size doubles and a single. The family bathroom having a shower over the bath and an airing cupboard housing the hot water cylinder.

Garage
With doors to the front, a courtesy door to the rear.

This house stands in lovely private gardens and having off road parking.

DIRECTIONS

Postcode For Satnav: SK11 8PE

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

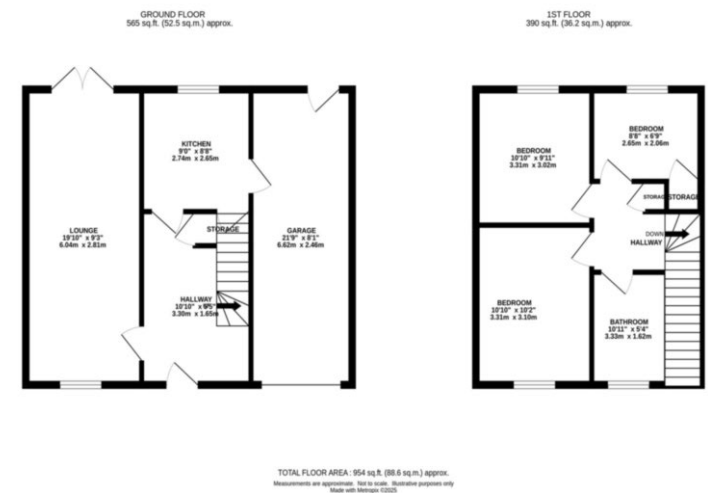
Freehold
We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

EPC

E

LOCAL AUTHORITY

Cheshire East Band C



MACCLESFIELD OFFICE

016245 511367

macclesfield@gascoignehalman.co.uk

80-82 Walters Green, Macclesfield, SK11 6LH

**GASCOIGNE
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.