



**GASCOIGNE
HALMAN**

8 MARIGOLD CLOSE, MARIGOLD CLOSE,
MACCLESFIELD EPC; TBC COUNCIL TAX BAND: E

THE AREAS LEADING ESTATE AGENT



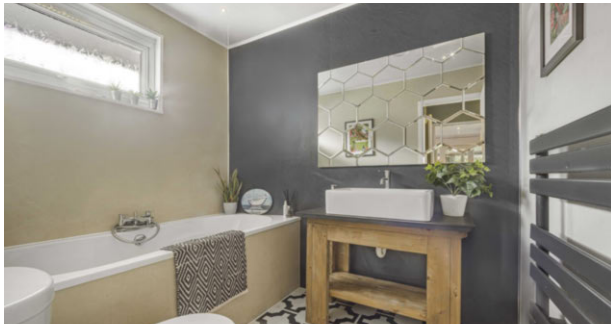
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400,000.00

A lovely three bedroom, two bathroom refurbished, detached bungalow with a contemporary feel throughout. Large open plan living accommodation, private garden and a cul de sac location.

- A Spacious Three Double Bedroom, Two Bathroom, Detached Bungalow
- Lovely Cul De Sac Position
- Beautifully Refurbished Throughout
- Lovely Contemporary Feel With A Large Open Plan Lounge And Dining Kitchen
- Underfloor Heating And A Wood Burning Stove
- Good Amounts Of Parking And A Garage





DESCRIPTION

A beautifully presented, contemporary style detached bungalow of which has been wonderfully refurbished and modernized throughout, with three bedrooms and two bathrooms. This bungalow must be viewed internally to fully appreciate and in brief comprises of an entrance hall with herringbone style flooring, cloaks cupboard, loft access and alexa connected spotlights.

There is a remarkably fitted dining kitchen, with quality units, stone work surfaces and integrated appliances., which opens directly through into the fabulous sized open plan lounge. Within this open plan area there is a high quality free standing wood burning stove. Off the hallway there is access to the three double bedrooms, two of which have fitted wardrobes. Off one of the bedrooms, there is a laundry room which overlooks the private garden. There are two beautifully refitted bathrooms, one with a large bath and one with a double size shower cubicle.

The garage has doors to the front, there is also a greenhouse. To the rear of the property there is a good size patio and garden, fully enclosed via mature hedging. To the front there is a tarmac driveway which gives access to the garage and a good size lawn area

DIRECTIONS

Postcode For Satnav: SK11 8RG

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

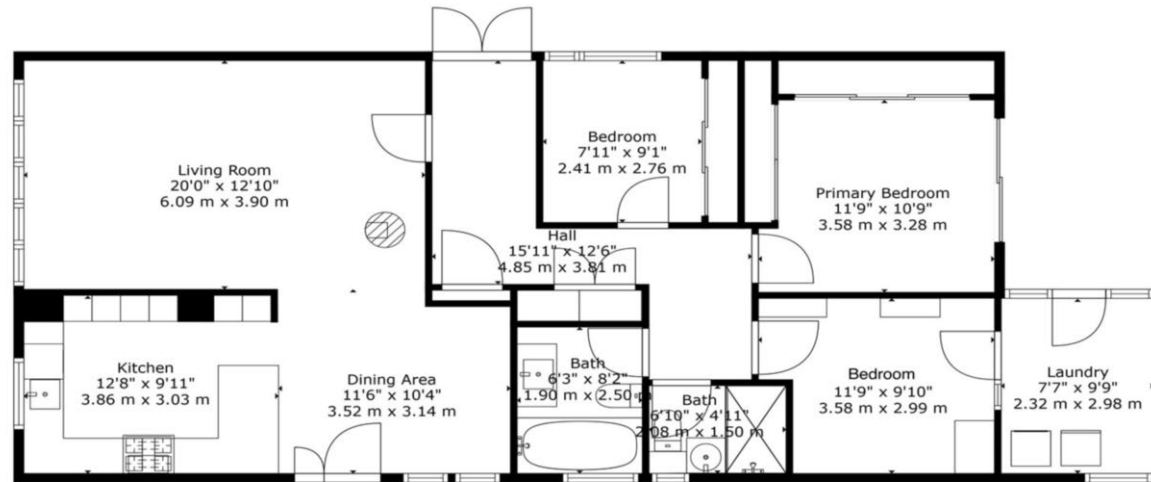
We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

EPC

TBC

LOCAL AUTHORITY

Cheshire East Band E



TOTAL: 1193 sq. ft, 111 m2
FLOOR 1: 1193 sq. ft, 111 m2
WALLS: 80 sq. ft, 7 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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.

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