



**GASCOIGNE
HALMAN**

2 LUTYENS CLOSE, LUTYENS CLOSE, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT



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499,950.00

A stunning, detached family home with extended accommodation, including a spacious open-plan family room and dining kitchen, an enlarged entrance hall, and a study. Located in a quiet Cul-De-Sac on the sought-after Villas development, it also benefits from a private garden and off-street parking. Viewing is highly recommended.

- A Greatly Extended Four Bedroom, Two Bathroom, Detached Family Home
- Situated On The Extremely Popular Villas Development
- Enlarged Hall And A Converted Garage Into A Study Or Playroom
- Fabulous Sized Open Plan Dining Kitchen/ Family Room
- Beautifully Presented Throughout





This Jones-built detached family home features four bedrooms and two bathrooms, and has been meticulously modernized and extended. Situated on the popular Villas development in a quiet cul-de-sac, the remodeled ground floor now offers a bright open-plan family room and dining kitchen with direct access to the lovely private rear garden.

The house has gas-fired central heating and double glazing ensure year-round comfort. The enlarged entrance hall features elegant oak flooring and a contemporary feature radiator. The garage has been converted to serve as a versatile study or children's playroom, complete with oak flooring and bespoke fitted units.

The main lounge, with oak flooring, a bay window to the front and a wood-burning stove, opens via double doors into the spacious, light-filled open-plan family room and dining kitchen, accentuated by three Velux skylights, French doors and full-height windows overlooking the garden.

The refitted kitchen offers, premium matching units with quartz worktops; Quooker boiling-water tap; five-ring induction hob and AEG double ovens and integrated dishwasher and oak-insert larder unit. There is oak flooring throughout and ample room for a large kitchen table and comfy seating area, with the contemporary electric fire and inset for a television. A rear porch utility houses plumbing for an American-style fridge/freezer, washer/dryer hookups, and conceals the gas boiler.

The first floor landing, complete with an airing cupboard, provides ample storage. There are four well-proportioned bedrooms, including a principal suite with fitted wardrobes and an ensuite shower room. The family bathroom features a three-piece suite with shower over bath.

Outside the front - Block-paved driveway with off-street parking for two vehicles. The rear has a private, fenced garden laid mainly to lawn, with stocked borders and a patio area.

DIRECTIONS

Postcode For Satnav: SK10 3RX

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 leasehold with a residue of 965 years. The service charge for the maintenance of all communal areas is currently levied at £140 per annum. Building insurance is currently £41.56 per annum. Prospective purchasers are advised to confirm these points with their solicitor

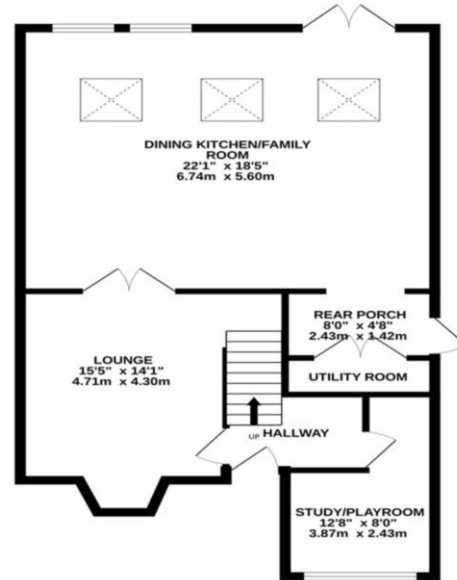
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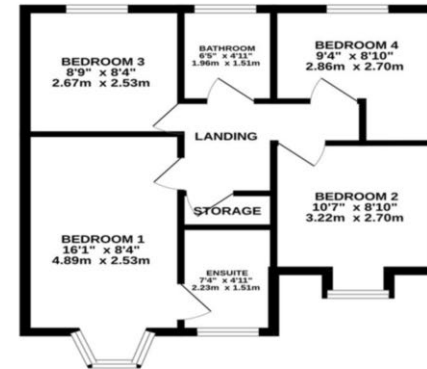
LOCAL AUTHORITY

Cheshire East Band E

GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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