



**GASCOIGNE
HALMAN**

84 KENILWORTH ROAD, KENILWORTH ROAD,
MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

OFFERS OVER £300,000

A three bedroom semi detached family home boasting a cul de sac location and a good size private garden.

- A Three Bedroom Semi Detached Family Home
- Great Cul De Sac Position
- Downstairs W/C And Cloakroom
- In Need Of Some General Updating But Offering Fabulous Potential
- Offered For Sale With NO CHAIN

DESCRIPTION

A three bedroom, semi detached family home, enjoying a lovely position within a cul de sac. A good size private garden, garage and off road parking. The property is in need of some general cosmetic updating and having gas fired central heating and UPVC double glazing, to a room layout comprising of an entrance porch, entrance hall with the stairs to the first floor, cloaks cupboard, there is a good size open plan lounge and dining room, with a window to the front, patio doors onto the rear garden and a feature fireplace.

The kitchen is fitted in a matching range or light oak fronted units with work surfaces, integrated appliances, gas fired central heating boiler, walk-in pantry and a window to the rear aspect. Off the kitchen gives access into the utility room and cloakroom WC, and garage with an up and over door.

On the first floor there is the landing which gives access

to the three bedrooms and there is the family bathroom.

Outside, this property enjoys a good sized private garden, closed via fencing, mature trees and bushes, summer house, shed and a patio area. To the front there is a driveway and further gardens.

DIRECTIONS

Postcode For Satnav: SK11 8UX

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 & COUNCIL TAX BAND

EPC: TBC

Council tax: Cheshire East C

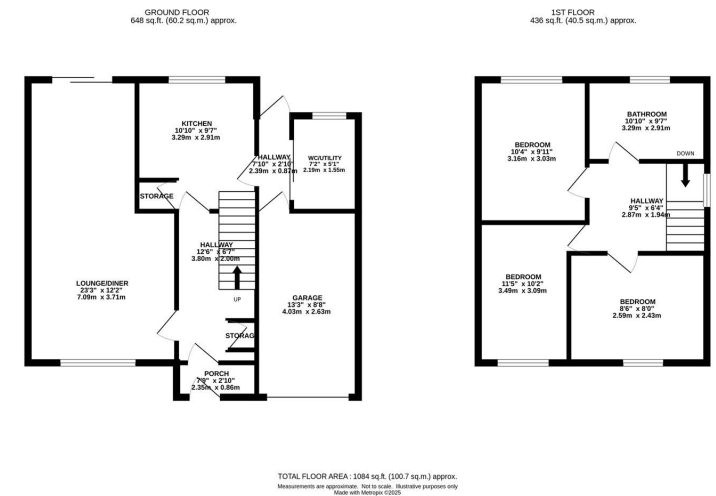
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