



**GASCOIGNE
HALMAN**

244 BLACK ROAD, BLACK ROAD, MACCLESFIELD EPC:
C

THE AREAS LEADING ESTATE AGENT

| 205,000.00

A well presented two bedroom end terrace property enjoying a lovely private rear garden and a great location close to the Town Centre and over looking a park to the front.

- A Well Presented Two Bedroom End Terrace Property
- Own Private Rear Garden
- Favourable Position In Macclesfield
- Lovely Views Over The Park To The Front
- Very Easy Access To The Town Centre And The Train Station
- Lounge With A Wood Burning Stove

DESCRIPTION

A well presented, two bedroom end terraced cottage, enjoying a favourable position in Macclesfield, having lovely views over the park to the front. This house comes with its own private rear garden with a seating area. The property is warmed via gas fired central heating and having UPVC double glazing to a room layout comprising of a great sized main lounge with a wood burning stove, storage cupboard and bespoke shelving. This opens through into the dining room/work area with the stairs to the first floor and a window over looking the rear garden. This also gives access through into the kitchen which is attractively fitted in a range of units, having a window and door to the garden.

On the first floor there is the landing, this gives access to both the bedrooms. The master bedroom being a really good sized room and having a fitted wardrobe and a window to the front, enjoying the view over the park. The second bedroom is to the rear, there is a family bathroom which is beautifully fitted in a three piece suite with a shower over the bath, there is a

cupboard that houses the valiant combination boiler.

Outside, there is a private rear garden with a seating area.

DIRECTIONS

Postcode For Satnav: SK11 7JY

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.

LOCAL AUTHORITY

Cheshire East Band A

EPC

Rated: D

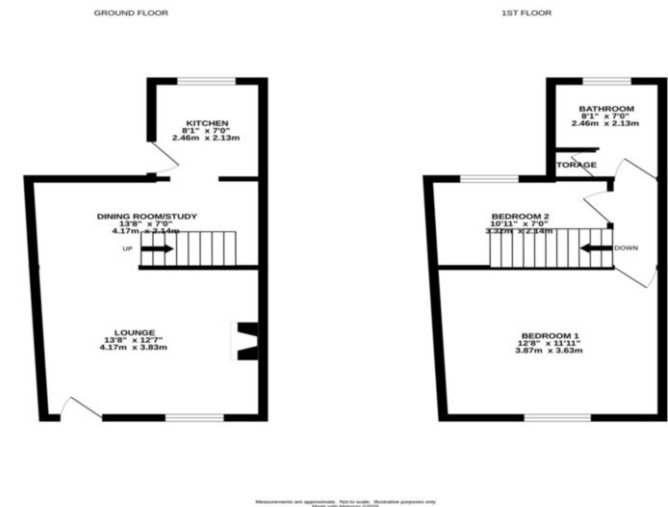
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