



**GASCOIGNE
HALMAN**

11 WOODSIDE, WOODSIDE, SIDDINGTON,
MACCLESFIELD EPC: TBC COUNCIL TAX BAND: D

THE AREAS LEADING ESTATE AGENT



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439,950.00

An extended three bedroom end cottage enjoying a lovely cul de sac position in this extremely sought after area in Siddington. Great size private rear garden, parking and a garage.

- An Extended Three Bedroom End Cottage Property
- Fabulous Cul De Sac Position In Siddington
- Good Amounts Of Off Road Parking And A Garage
- Extended Accommodation With Two Reception Room, Conservatory, Beautifully Fitted Kitchen And Utility
- Oil Fired Central Heating And UPVC Double Glazing





An extended end cottage property, situated in a most desirable cul de sac in Siddington, boasting lovely mature private west facing gardens, a driveway and a garage.

With this property you get to enjoy the best of both worlds with lovely open countryside on your door step, yet still being very accessible to Alderley Edge, Wilmslow, Macclesfield and Congleton. The property is warmed via oil central heating and having UPVC double glazing to a room layout comprising of an entrance porch with quarry tiled floor, entrance hall with the stairs to the first floor and a cloakroom WC attractively fitting in a two piece white suite, having good amounts of storage.

The main lounge is a lovely through room with bay windows to both the front and the rear aspect, there is a Cheshire brick built fireplace housing a wood burning stove. There is dining room, or second sitting room with patio doors opening through into the conservatory. The kitchen is attractively fitted in a matching range of cream fronted units with integrated appliances and windows to both the front and the rear. Off the kitchen is a useful utility room of which houses oil central heating boiler, plumbing for a washing machine and a door onto the garden.

On the first floor there is a fabulous size landing with lovely strip pine doors giving access to all rooms, there is loft access, a large walk-in airing cupboard and a further storage cupboard which could create a great en suite. There are three well proportioned bedrooms, two doubles and a larger than average single. The bathroom is attractively fitted in a four piece suite with a walk-in shower and a bath, there is fully tiled walls.

Outside

To the rear there is a large west facing garden, which backs onto an open field, accessed via a five bar gate is further parking into the garden ideal as hard standing for a motor home or boat or more cars. There is a large summer house/shed, garage and a driveway accessing the front providing parking for 1-2 vehicles.

DIRECTIONS

Postcode For Satnav: SK11 9LG

LOCATION

The property is situated in a semi rural location, a short drive from Alderley Edge village centre which offers a wide range of high quality shops suitable for most day to day requirements. The area also boasts a good range of social and recreational facilities. Good local schools cater for children of all ages. Ideal for the commuter, the areas are especially well placed for easy access to the business centres of Manchester and Stockport. Alderley Edge station offers a fast electric commuter service and there are Inter-City links available at nearby Wilmslow. For the motorway traveller the M56 is available at Ringway or the M6 at Holmes Chapel. Alternatively the new A34 by-pass road provides easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsburys. Manchester International Airport is only a short drive away.

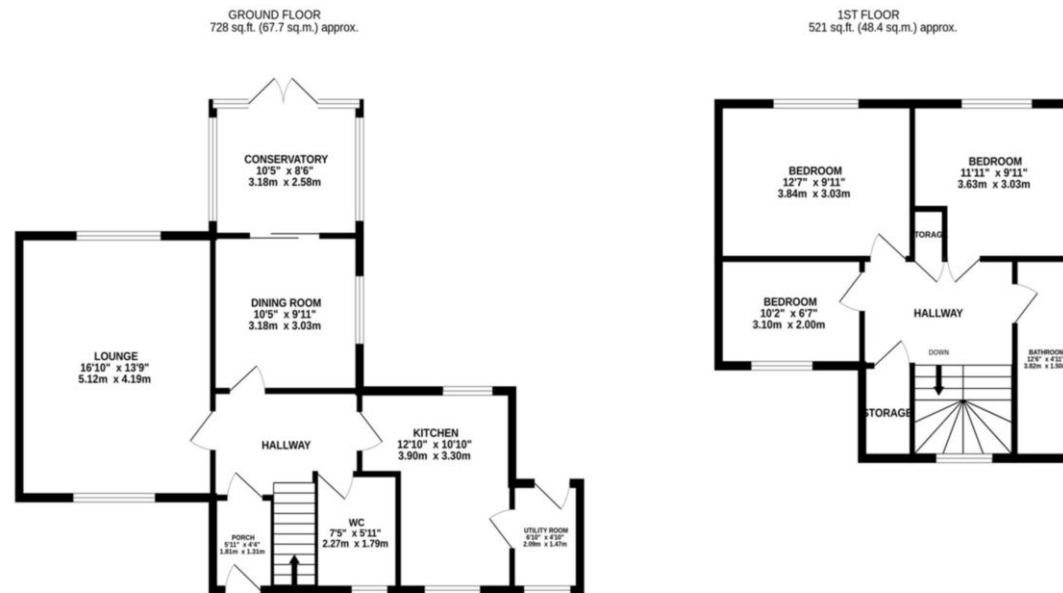
TENURE

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

TBC

Tax Band: D



TOTAL FLOOR AREA : 1249 sq.ft (116.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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