



**GASCOIGNE  
HALMAN**

FITZWILLIAM AVENUE

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THE AREAS LEADING ESTATE AGENT

| 400,000.00

A three bedroom detached bungalow situated in a very sought after location with private gardens, garage and parking. In need of some general updating but really does offer great potential.

### DESCRIPTION

A three bedroom detached bungalow, standing in private gardens, in this highly regarded residential area of Sutton. The property is warmed via gas fired central heating and having UPVC double glazing to a room layout comprising of, an entrance hall with a cloaks cupboard housing the gas fired central heating boiler. There is an L shaped lounge and dining room with a vaulted ceiling, stone built fireplace and windows to the front and side aspect.

The kitchen is fitted in a matching range of units, there is a window to the side and a door giving access into the utility room. Off the lounge is the inner hall which gives access to the three bedrooms, there are two good size doubles and a single. The family bathroom is attractively fitted in a white three piece suite, with a shower over the bath. The utility room has plumbing and housing for a washing machine and a door giving access into the garage and onto the driveway.

### Garage

Having an electrically operated up and over door.

Outside to the front there is a lawned garden, block paved driveway; providing parking for several vehicles and giving access to the garage. To the rear there is a fully enclosed garden, mainly laid to lawn and being extremely private.

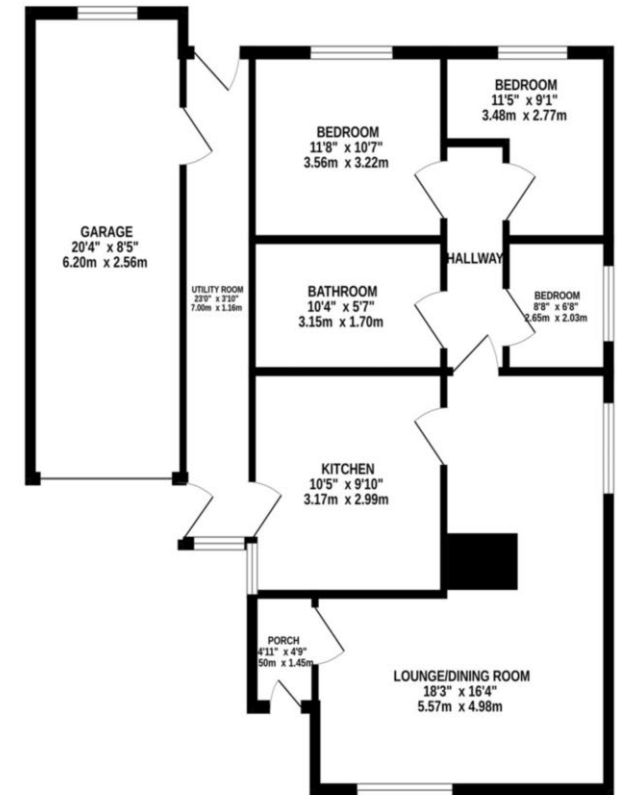
### DIRECTIONS

Postcode For Satnav: SK11 0EJ

### LOCATION

Sutton is a charming village nestled on the edge of the Peak District National Park, offering a peaceful semi-rural lifestyle while remaining conveniently close to Macclesfield town centre. Surrounded by beautiful open countryside, Sutton benefits from a strong sense of community and a selection of local amenities including a popular village pub, a primary school, and scenic walking routes. 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 Airport and its connection to the North West motor way network are approximately 30 minutes away by car.

GROUND FLOOR  
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA - 863 sq.ft. (80.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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### MACCLESFIELD OFFICE

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