



**GASCOIGNE
HALMAN**

75 SYCAMORE CRESCENT, SYCAMORE CRESCENT,
MACCLESFIELD

THE AREAS LEADING ESTATE AGENT



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725,000

A substantial, beautifully refurbished five double bedroom, two bathroom detached family home, enjoying a great size open plan family room/dining kitchen and a private garden with views towards Macclesfield Forrest. Great location In Macclesfield in a cul de sac location.



- A Five Double Bedroom, Two Bathroom Detached Family Home
- Impressive Accommodation Throughout On A Grand Scale
- Private Mature Gardens With Fabulous Views Towards Macclesfield Forrest
- Immaculately Presented Throughout
- Large Open Plan Family Room And Dining Kitchen
- This Property Has Undergone A Program Of Refurbishment
- NO CHAIN



Sycamore crescent is one of the largest style of properties, built on this sought after development, with five double bedrooms two of which are fitted with wardrobes and two good sized bathrooms. This particular house enjoys a fabulous plot, which is extremely private and enjoys fantastic views to the rear. In more recently years the property has undergone a fabulous programe of refurbishment and now offers stunning accommodation finished to high standards and boasting a large open plan family room, dining kitchen. This property needs to be viewed internally to appreciate the size of the accommodation on offer, with potential to extend if desired, of which comprises of a covered entrance porch, entrance hall with the stairs to the first floor, oak flooring and a large seven foot tall windows on the landing making it extremely light. There is a well proportioned through lounge with French doors and full length windows onto the garden, with a window to the front, there is oak flooring and a media wall with seating and housing a contemporary 3 sided gas living flame fire.

The main hub of the house is this fabulous open plan family room and dining kitchen which is beautifully fitted in a matching range of white units, there is a stoves induction range cooker, integrated microwave, Bosch dishwasher, John Lewis wine cooler and a Samsung American style fridge freezer with water dispenser. Stunning porcelain tiled floor throughout, ample room for a large kitchen table, there is the French doors with full length windows, a further window over looking the garden and the wonderful view in the distance.

Off the kitchen is a beautifully refitted cloakroom WC and access to the double garage. On the first floor there is the landing with loft access and the airing cupboard housing the hot water cylinder. There are five double bedrooms in total, the master bedroom being a fantastic proportioned room and having a good sized beautifully refitted walk-in shower room. The four other bedrooms are served via a attractively fitted family bathroom, both of these rooms are completed to a very high quality.

Garage

A double garage with electrically operated door, courtesy door back into the property.

Outside

One of this properties great assets is the lovely mature garden, enclosed via mature hedging, not over looked and having the lovely views over the hills and sunrises. Directly over the rear of the property is a large decked area, further decking in a secluded area to the bottom and the rest of the garden is mainly laid to lawn. To the front there is a large driveway and lawned garden.

DIRECTIONS

Postcode For Satnav: SK11 8LW

TENURE

Freehold

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.

LOCATION

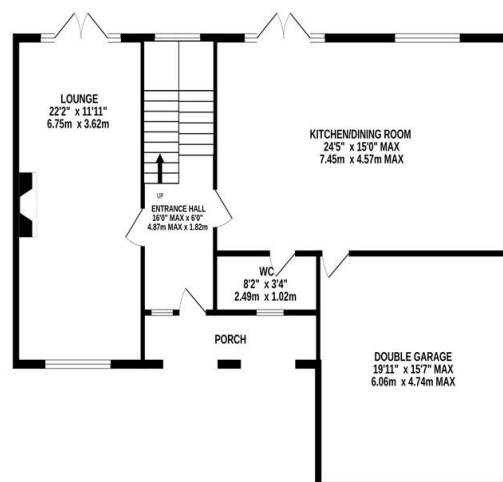
Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty 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.

EPC & COUNCIL TAX BAND

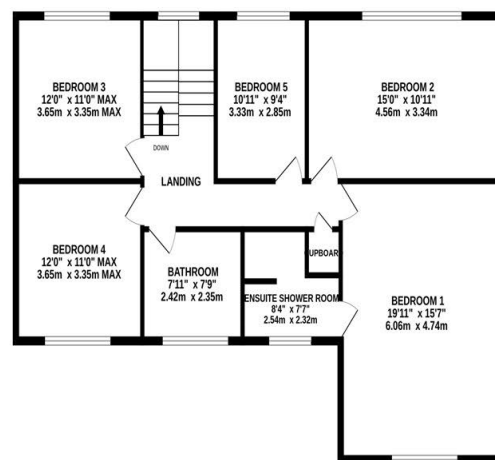
EPC D

Council Tax Band F

GROUND FLOOR
1107 sq.ft. (102.9 sq.m.) approx.

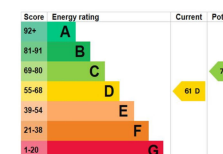


1ST FLOOR
1095 sq.ft. (101.8 sq.m.) approx.



TOTAL FLOOR AREA: 2203 sq.ft. (204.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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