



**GASCOIGNE
HALMAN**

High Street, Macclesfield
£159,950.00

THE AREA'S LEADING ESTATE AGENCY



A two bedroom mid terrace house offered for sale with no chain and ready to move in. Well presented and enjoying a great location close to the Town Centre.

Property details

- A Two Bedroom Mid Terrace Property
- Situated In A Conservation Area Of Macclesfield
- Great Location Close To The Town Centre
- Recently Decorated And Ready To Move Into
- Ideal For A First Time Buyer Or Buy To Let Investor



About this property

This house is ready to move into and offered for sale with no chain.

A well presented recently decorated two bedroom mid terrace property situated close to the town centre having a communal garden but yet with it's own allocated section. This house is situated in a conservation area in Macclesfield and having quality newly installed sash double glazed windows to the front and is heated by gas fired central heating to a room layout comprising of a lounge, fireplace housing an electric wood burning effect stove, cupboard housing the electric and gas meter, kitchen which is fitted in a matching range of Maple fronted units part tiled walls, tiled floor integrated appliances, wall mounted Valent gas fired central heating boiler under stairs storage window and door to the rear.

On the first floor there's a landing with a loft access master bedroom to the front, second bedroom which is a single overlooking the rear garden and there is a bathroom which is fitted in a three piece white suite with a shower over the bath and over stairs storage. Outside there is a communal garden with it's own allocated section. The allocated section is situated just behind the greenhouse.





DIRECTIONS

SK11 7QQ

COUNCIL TAX BAND

A

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East BC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Cable

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

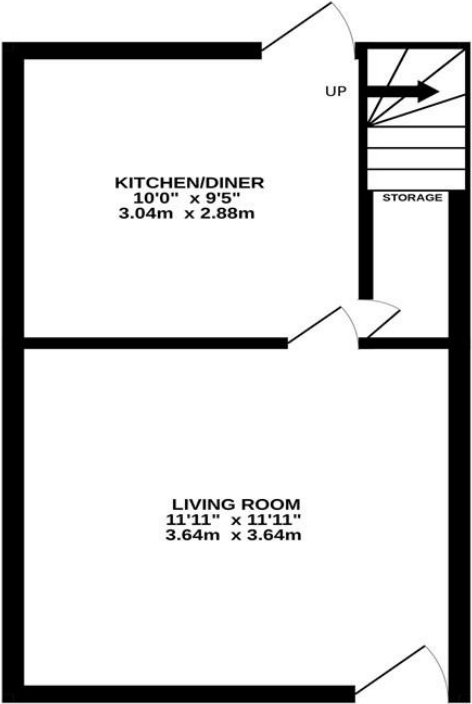
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

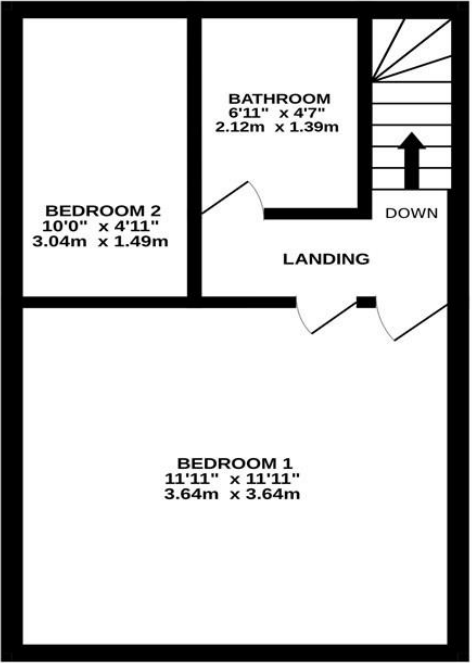
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
262 sq.ft. (24.3 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 524 sq.ft. (48.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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