



**GASCOIGNE
HALMAN**

9 CRAIG ROAD, CRAIG ROAD, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT



9 CRAIG ROAD, CRAIG ROAD, MACCLESFIELD

250,000.00

A three bedroom semi detached family home with a good size private garden, parking and a garage. Well presented throughout, great location in Macclesfield.





DESCRIPTION

A three bedroom semi- detached family home, enjoying a private west facing garden, garage and parking. The property is heated by gas fired central heating and having UPVC double glazing to a room layout, comprising of an entrance hall, double doors opening through into the lounge, with an attractive brick built fireplace housing a living flame gas fire and window to the front, opens through into the dining room with views over the garden and this gives access into the kitchen which is attractively fitted in a matching range of cream fronted units, with integrated appliances window and door to the garden.

On the first floor there is the landing, window to the side, loft access with a pull down ladder, there are three bedrooms two having fitted wardrobes, the third one having a built in cupboard housing the gas fired central heating boiler. The bathroom is attractively fitted in a three piece suite with a shower over the bath.

Garage, parking, west facing garden to the rear, small front garden.

DIRECTIONS

Sat Nav SK11 7XN

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.

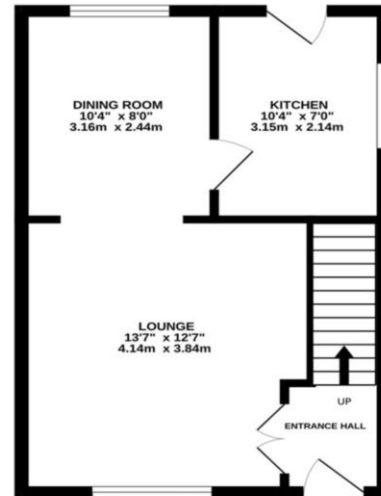
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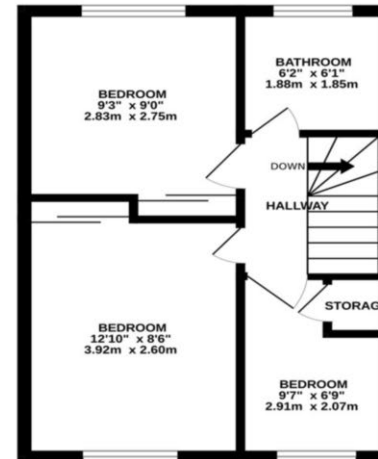
COUNCIL TAX BAND

C

GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 695 sq.ft. (64.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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.

MACCLESFIELD OFFICE

01625 511367

macclesfield@gascoignehalman.co.uk

80-82 Waters green Macclesfield

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