



**GASCOIGNE
HALMAN**

Langley, Macclesfield
439,995

THE AREA'S LEADING ESTATE AGENCY



A stunning newly build town house offering very spacious accommodation, finished to very high standards by Seddon Homes with fabulous views over the lake on the very sought after Lavender Fields Development. Three bedrooms, large amounts of living accommodation, parking and gardens. Last Town House Remaining.

Property details

- - A Three /Four Bedroom Two Bathroom Town House.
- - Fabulous Position On The Lavender Fields Development.
- - Fabulous View Over A Lovely Lake To The Front.
- - Extremely Spacious Accommodation With Three Reception Rooms.
- - Private Garden And Parking For Two Cars.
- - Ready For Immediate Occupancy.



About this property

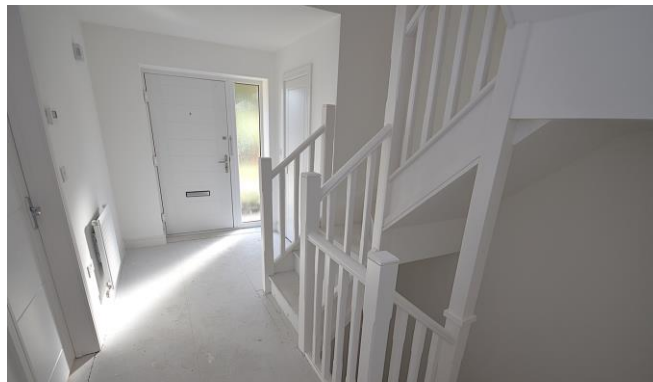
Built to extremely high standards by Seddon Homes this three bedroom two bathroom town house is ready for immediate occupancy.

This house situated on the extremely sought after Lavender Fields Development in Sutton, being set within beautiful countryside yet only being a seven or eight minute drive to the centre of Macclesfield.

This particular house is blessed with some fabulous features, such as the fabulous pond to the front and open views to the rear. The accommodation comprises of an entrance hall with stairs to the second floor and stairs to the ground floor, there is a beautifully fitted cloakroom W/C good size cloak cupboard housing the boiler, fabulous size main lounge with a Juliet balcony overlooking the rear garden and the fabulous views, there is a snug room/tv room this is a lovely pleasant room with views over the lake. On the second floor there is the landing which gives access to the three bedrooms, the Master again with fabulous views of the lake and a beautifully fitted en-suite. The family bathroom is again fitted to the same high standards.

On the ground floor there is the hallway, good sized under stair storage cupboard, large open plan family room with bi folding doors onto the garden and this opens directly through into the beautifully fitted siematic dining kitchen with Neff integrated appliances including a double oven induction hob, fridge freezer and dishwasher This kitchen is accompanied with a good sized utility room.

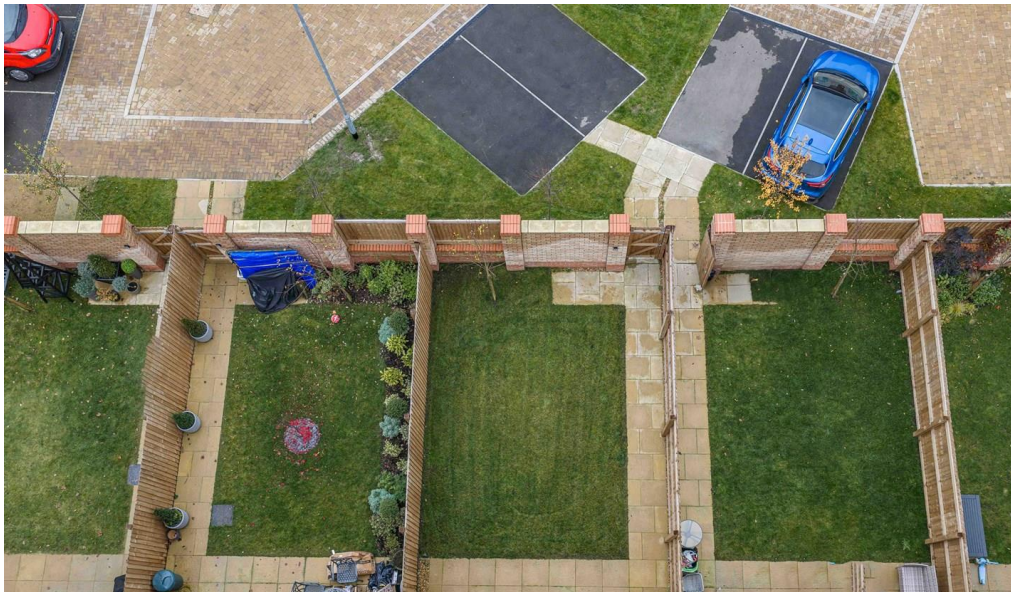












DIRECTIONS

SK11 0DG

COUNCIL TAX BAND

TENURE

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

PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

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?

Ask Agent

SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

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.

Lower ground floor



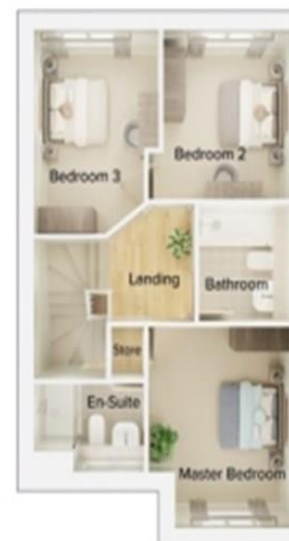
Kitchen	8'2" x 17'6"
Family / Dining Area	17'9" x 11'11"
Utility	9'2" x 5'2"

Ground floor



Lounge	17'9" x 11'11"
WC	8'2" x 3'10"
Bedroom 4/Dining Room	8'2" x 13'0"
Store	2'4" x 4'3"

First floor



Master Bedroom	9'11" x 11'11"
En Suite	7'6" x 4'0"
Bedroom 2	8'11" x 10'0"
Bedroom 3	8'6" x 12'1"
Bathroom	5'7" x 6'11"
Store	2'3" x 3'1"



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