



**GASCOIGNE  
HALMAN**

46 KNOTTING ROAD LAVENDER FIELDS, LANGLEY,  
MACCLESFIELD

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THE AREAS LEADING ESTATE AGENT

| £432,995

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.

#### DESCRIPTION

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 intergrated appliances including a double oven induction hob, fridge freezer and dishwasher This kitchen is accompanied with a good sized utility room.

#### DIRECTIONS

SAT-NAV SK11 0AU

#### 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.

Lower ground floor



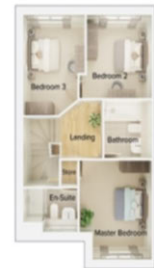
Kitchen	8'2" x 17'6"
Family / Dining Area	17'9" x 11'11"
Utility	9'2" x 5'2"

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"

#### MACCLESFIELD OFFICE

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