



**GASCOIGNE
HALMAN**

67 BARTON STREET, BARTON STREET,
MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| 189,950.00

A well presented two double bedroom mid terrace house with larger than average first floor accommodation. Two Reception rooms, fitted kitchen, decorative private garden including a brick and timber shed, great location within walking distance of the town centre.

A well presented two bedroom mid terraced home, enjoying two reception rooms and a fitted kitchen.

Upon entering the property, you are welcomed into a bright and inviting living room, featuring a large window to the front allowing plenty of natural light, an electric fire, radiator, and attractive wooden flooring that flows seamlessly into the dining room. From the living room there is access to the staircase on the left, leading up to the first floor, and through to the dining room, which also benefits from wooden flooring, a radiator and two useful storage cupboards to the left, under the stairs.

An open archway connects the dining room to the kitchen, creating a spacious, sociable layout. The kitchen is fitted with modern grey cupboards, complementary grey tiles and a tiled floor. It includes a gas cooker with extractor fan, space for a washing machine and dishwasher and also housing the gas central heating boiler. A window to the back brings in natural light and looks out onto the garden. There is also a door that provides direct access to the rear garden.

Upstairs, one double bedroom sits to the left and enjoys a window over looking the front of the property, along with built-in wardrobes and a storage cupboard. The second bedroom is also a double overlooking to rear garden with a window to the rear. All rooms upstairs are carpeted, creating a warm and comfortable feel throughout.

The bathroom is located to the right at the top of the stairs and is fitted with grey LVT flooring, tiled walls and a modern three-piece suite with a shower over the bath and a window to the front. Heated

towel rail and wall mounted bathroom cabinet with mirror and side lighting.

Outside, the property boasts a lovely low maintenance gravelled garden with flower beds and lovely shrubs to the left, as well as, a raised flower bed to the right. There is a garden shed and a brick-built outbuilding, ideal for storage. The ginnel to the side provides convenient access to the front of the property. Additional features include a wooden bin store, an outside tap, sensor activated security light, brick wall to one side and fencing to the other creating privacy.

DIRECTIONS

Postcode For Satnav: SK11 6RQ

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

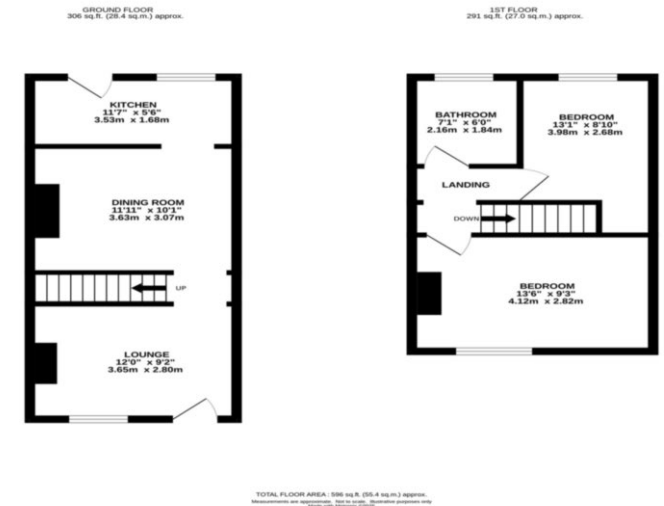
Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty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

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COUNCIL TAX BAND

Cheshire East Band A



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