



**GASCOIGNE
HALMAN**

3 SHELBOURNE MEWS, SHELBOURNE MEWS,
MACCLESFIELD

THE AREAS LEADING ESTATE AGENT



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£249,950

Situated in the sought after Villas Development this well presented two bedroom mews house enjoys a private garden and parking for two cars.





DESCRIPTION

A well presented two double bedroomed Semi-detached home situated on the extremely sought after Jones built Villas development, having parking for two cars and a private rear garden.

Originally built in the early 1990's to a most appealing design the property has double glazing and a newly installed Vaillant gas fired central heating boiler. The accommodation in brief comprises of an entrance vestibule, lounge with bay window to the front aspect stairs to the first floor, attractive fire place housing a living flame gas fire and under stairs storage cupboard. To the rear there is an open plan dining/kitchen which is attractively fitted in a matching range of units wooden floor, window and french doors onto the private garden. On the first floor there are two bedrooms and a beautifully re-fitted shower room.

Outside private gardens, patio, raised borders timber shed, to the front there is parking for two cars.

TENURE

Leasehold

We are informed by our client that the property is leasehold with a residue of 965 years and subject to a ground rent of £90 pa. Prospective purchasers are advised to confirm these points with their solicitor

DIRECTIONS

Postcode For Satnav: SK10 3RS

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.

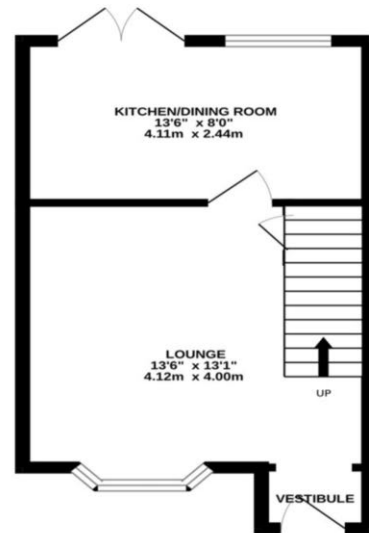
COUNCIL TAX BAND

C

EPC

D

GROUND FLOOR



1ST FLOOR



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.

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