



**GASCOIGNE
HALMAN**

186 HIGH STREET, HIGH STREET, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

£220,000

A well proportioned two double bedroom end terrace house enjoying a private lawn garden, two reception rooms and a dining kitchen. Great location close to the Town Centre.

- A Larger Than Average Two Double Bedroom End Terrace Property.
- Great Location A Short Walk Away From The Town Centre.
- Two Reception Room And A Dining/Kitchen.
- Good Sized Private Rear Garden Layed To Lawn.
- Two Double Bedrooms And An Attractively Fitted Bathroom.

DESCRIPTION

A larger than average two double bedroom end terrace cottage enjoying well presented accommodation throughout with two good sized reception rooms and a dining kitchen.

The property enjoys a private rear garden of which is L shaped, and having a storage shed. The property is warmed by gas fired central heating and having UPVC double glazing throughout, there are open fires to both of the reception rooms. This property needs to be viewed internally just to appreciate the good sized accommodation on offer of which comprises of a dining room or an ideal sitting room, this is a lovely light room with a window to the front and side aspect, there's wooden floors, an attractive period fireplace housing a solid fuel grate and a turning flight of stairs to the first floor with an under-stairs storage cupboard, the lounge has a window to the side aspect, brick built fireplace again having a solid fuel grate, this opens through to the beautifully fitted Dining/Kitchen attractively fitted in a range of midnight blue units with work surfaces, integrated oven and gas hob, wall mounted gas fired central heating boiler, ample room for a kitchen table, window and door opening on to the private garden.

On the first floor, is a galleria landing with paneled walls and access to all rooms, the main bedroom being positioned at the

front of the house is a good sized double bedroom with a window to the front, the second bedroom again being a double and having a window to the side. The bathroom has been attractively re fitted in a three piece white suite and a shower over the bath. Outside to the rear there is a lovely enclosed garden with a patio, the rest of the garden is mainly layed to lawn in an L shape with a storage shed tucked away to the right hand side.

DIRECTIONS

SAT-NAV SK11 7QS

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.

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.

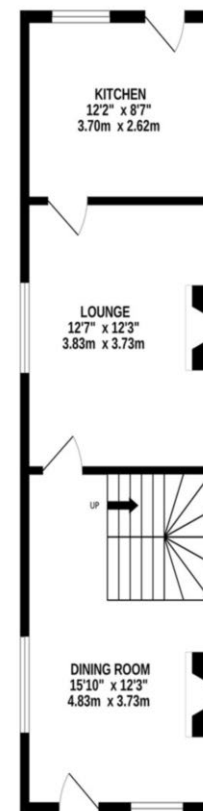
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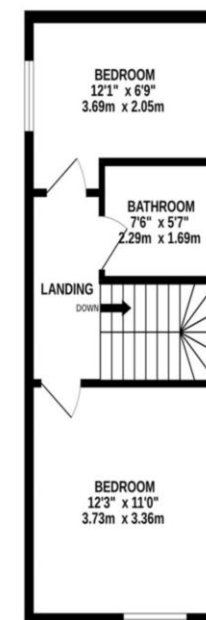
EPC

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GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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**GASCOIGNE
HALMAN**

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