



**GASCOIGNE  
HALMAN**

2 ELGIN AVENUE, ELGIN AVENUE, MACCLESFIELD

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THE AREAS LEADING ESTATE AGENT



## 2 ELGIN AVENUE, ELGIN AVENUE, MACCLESFIELD

**500,000.00**

A beautifully maintained family home with generous proportions, benefiting from a large lounge, dining room and kitchen a lovely garden perfect for relaxing and entertaining with a garage and plenty of off road parking.

Four Bedroom Two Bathroom Detached Family Home.

Downstairs W/C

Located Close To Macclesfield Town Centre

Large Spacious Living Room, Kitchen And Dining Room.

Four Good Sized Double Bedrooms.

Double Garage And Ample Parking Space

Garden To Front And Rear.

Great Location For Fallibroome And Kings School





Tucked away in a desirable spot, this four double bedroom, two bathroom detached, beautifully maintained family home offers generous living space, a bright airy feel throughout, and a lovely garden perfect for relaxing and entertaining. Stepping through the covered entrance you're welcomed into a spacious hallway with wooden flooring, downstairs W/C and stairs to the first floor. To your right the living room invites you into a wonderfully light and spacious area with a large UPVC window to the front aspect and sliding doors to the rear, there is a gas fired feature fireplace, which provides a cosy focal point to the room.

From the hallway the home flows into a dining room with garden view and sliding doors onto the patio. The beautifully presented kitchen is of great size and presented with stylish grey units and tiled splash backs, built in Beko oven and gas hob, there is room for both a dishwasher and washing machine, there is a window to the front providing plenty of light and a door to the rear giving direct access to the garage where the gas central heating combi boiler is situated.

On the first floor the landing gives access to all rooms and there is a useful storage cupboard, the master bedroom is a generous double featuring built in wardrobes, additional storage cupboard and en-suite shower room with three piece suite and front facing window. The second bedroom is a bright and spacious double with fitted wardrobes. Bedroom three makes another ideal double bedroom room, bedroom four is also a good sized double once again having fitted wardrobes. The family bathroom is fitted with a modern three piece suite with a shower over the bath.

Outside the rear garden is a large well kept space that feels private and peaceful, a patio area suitable for outdoor dining, generous lawn bordered by mature shrubs and trees and a further patio space currently used for a large shed, side path leads to the front for easy access. To the front there's a driveway providing ample parking, lawned garden and gated access to side and rear.

#### Garage

The attached double garage features up and over door, the combi boiler and side access to the garden.

#### DIRECTIONS

Sat Nav SK10 3DX

#### 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.

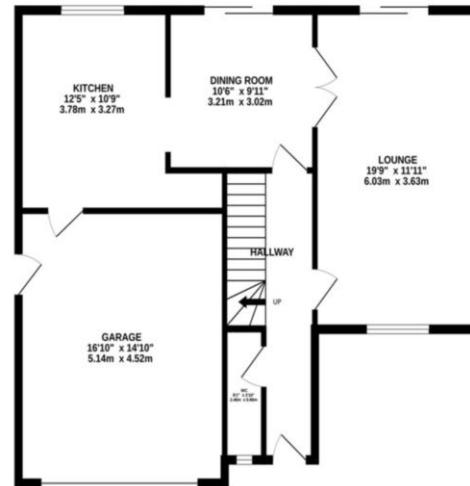
#### LOCAL AUTHORITY

CHESHIRE EAST CTB E

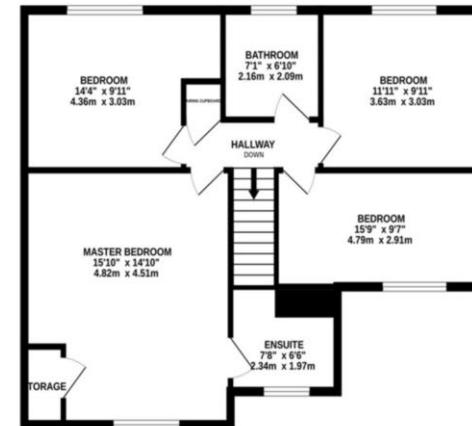
#### EPC

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GROUND FLOOR  
850 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR  
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 1588 sq.ft. (147.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## MACCLESFIELD OFFICE

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