



**GASCOIGNE  
HALMAN**

242 CHESTER ROAD, CHESTER ROAD,  
MACCLESFIELD

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THE AREAS LEADING ESTATE AGENT





## 242 CHESTER ROAD, CHESTER ROAD, MACCLESFIELD

**Offers Over £550,000**

**A lovely period detached home standing in good size grounds with gated parking for around ten cars and a double garage. This house is well presented throughout and boasts some lovely period features. Great convenient location.**

A Spacious Three Bedroom Detached Property.  
Believed To Date Back To The 1850's.  
Large Amounts Of Gated Parking And A Double Detached Garage.  
Beautifully Presented Throughout.  
Some Lovely Period Features.  
Great Location In Macclesfield.







## DESCRIPTION

A handsome detached home standing in large grounds with a gated entrance providing parking for a large number of cars, a detached garage and being situated in this sought after location. Believed to date back to the 1850's this detached property retains some lovely period features and offers beautifully presented spacious accommodation throughout.

In brief the accommodation comprises of a spacious entrance hall, with a part galleried landing and stairs to the first floor, lovely oak flooring. Door giving access to the rear garden with good sized cloakroom/WC the main lounge being a dual aspect room and having an attractive brick built fireplace and housing an inset Aga wood burning stove, there is a good sized separate dining room, again being a dual aspect room, this would make a wonderful second sitting room. There is a well proportioned Dining/Kitchen which is attractively fitted in a range of cream fronted units, good amounts of room for a kitchen table, range cooker set within a brick built chimney breast and a lovely range of possibly original fitted cupboards, windows to both the side aspects and a door giving access through into the rear porch/boot room windows over looking the garden, plumbing for a washing machine, space for a tumble dryer, cupboard housing the newly fitted gas fired central heating boiler and door to the garden.

## DESCRIPTION

On the first floor, there is the landing with exposed beams, large storage room and loft access, there are three bedrooms in total, the Master having mirrored sliding wardrobes windows to the front and side aspect and lovely exposed beams, second bedroom is also a fabulously sized double again being a dual aspect room, bedroom three is currently fitted out as a study/office would make a lovely bedroom with a window overlooking the garden, the bathroom is fitted in a three piece suite including a good sized walk in shower, airing cupboard, heated towel rail, part tiled walls, there is a separate WC with a wash hand basin and double glazed Velux style window.

Double garage with electrically operated up and over door, light and power. One of the great features of this house is the large amount of parking, all set behind wrought iron gates possibly accommodating 8-10 vehicles, there is a large patio, further lawned gardens raised planting area, green house. The property was completely re-roofed in 2012

## DIRECTIONS

SAT-NAV SK11 8RA

## 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.

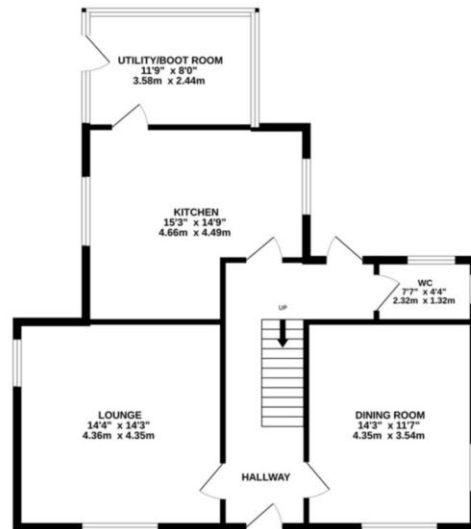
## LOCAL AUTHORITY

CHESHIRE EAST BC CTB E

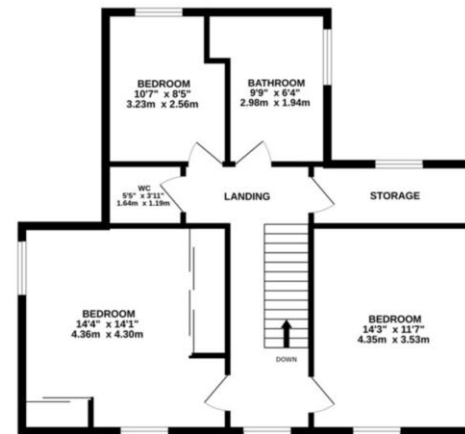
## EPC

TBC

GROUND FLOOR  
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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