



**GASCOIGNE
HALMAN**

MAPLE AVENUE, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

OFFERS OVER £250,000

A 1930's built semi-detached house with a side extension a lovely south facing garden and being situated in a very sought after location. In need of some modernization but really does offer fantastic potential.

A lovely 1930's built Three bedroom semi-detached family home enjoying a fabulous sized private South facing garden. The property is situated on the most popular section of Maple Avenue having no through traffic and with easy access to South Park, the largest in Macclesfield and being popular with children, adults and dogs alike!

The property, whilst in need of some general modernisation, retains many of the attractive original features and has plenty of potential to create a stunning family home in a fabulous location.

The accommodation in brief comprises of an entrance hall with original coving, picture rail, under stairs storage cupboard and stairs to the first floor.

There is an excellent sized main lounge with double glazed windows to the front aspect. To the rear of the house is a good sized open plan dining/kitchen with a bay window overlooking the rear garden and a useful under stairs pantry.

The kitchen leads to a large utility room which runs from the front to the rear of the property and is fitted with a range of units and with doors at both ends.

On the first floor the landing gives access to the Three bedrooms, two doubles and a single, two of which having

fitted wardrobes and the second bedroom housing the hot water tank and the gas fired central heating boiler. The family bathroom is fitted with a three piece suite with a shower over the bath.

Outside to the rear there is an excellent sized South facing private garden laid to lawn with well stocked borders, a timber shed and mature hedging to the rear.

To the front there is a double driveway

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.

DIRECTIONS

Leaving Macclesfield along Sunderland Street, at the traffic lights with Park Green turn left onto Mill Lane. At the next set of traffic lights turn right and take the fourth turning on the right into Coronation Street. Continue to the top and turn left into High Street, following the road round into Maple Avenue. Continue to the top of the road where the property will be found situated on the left. POSTCODE: SK11 7RG

EPC RATING D CHESHIRE EAST BAND C

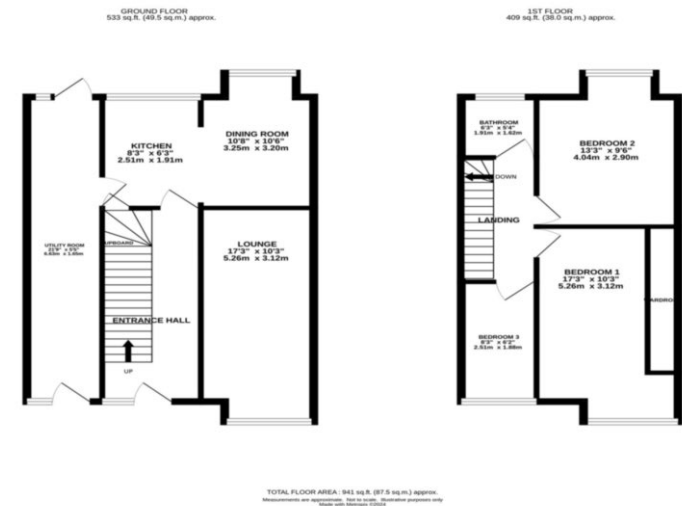
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