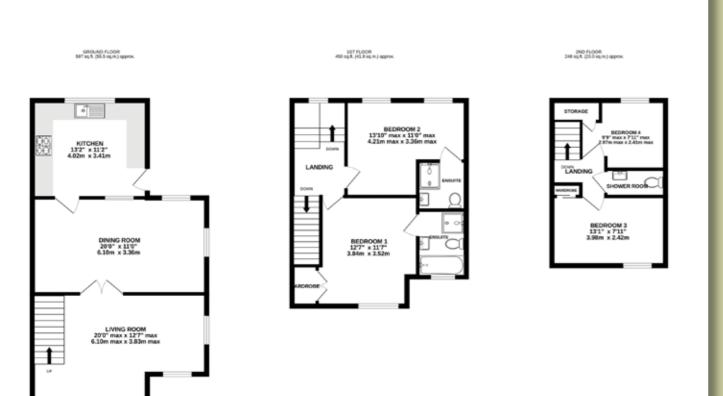


62 SANDY LANE Macclesfield £550,000



TOTAL FLOOR AREA: 1294 sq.ft. (120.3 sq.m.) approx



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.

THE AREAS LEADING ESTATE AGENCY

Prestbury

Spindles, The Village, PRESTBURY SK10 4DG 01625 827467 prestbury@gascoignehalman.co.uk

gascoignehalman.co.uk

An immaculately presented, recently renovated four bedroom semi-detached house, located in a beautiful rural setting whilst being a short drive to both Prestbury and Alderley Edge.



MAGNIFICENT RURAL SETTING

OFFERING JUST SHY OF 1,300 SQ FT

SOUTH & EAST FACING GARDENS

NO ONWARD CHAIN

£550,000

62 SANDY LANE

Macclesfield









DESCRIPTION

Selling with no onward chain, this house offers a smart, recently updated interior alongside south facing landscaped gardens. The property is just shy of 1,300 sq ft consisting of well-proportioned living space and bedrooms.

In brief, the house comprises of two large reception rooms, both of which are dual aspect, with a new contemporary kitchen to the rear offering magnificent garden views. The first floor has two double bedrooms, which both have newly fitted en suites and built-in wardrobes. The second floor has two further good-sized bedrooms and a separate shower room.

Externally, there is parking at the front of the house with landscaped gardens to the side and rear. The garden is made up of a flagged patio along with a good sized lawn overlooking the picturesque surrounding scenery.









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.

For SatNav purposes: SK10 4RJ

TENURE

Freehold SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

OCAL AUTHORITY

Cheshire East - Council Tax Band F

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK

