



**GASCOIGNE
HALMAN**

Fearndown Way, Macclesfield

THE AREA'S LEADING ESTATE AGENCY



ZERO DEPOSIT GUARANTEE AVAILABLE

Beautifully presented modern detached family home situated on the much sought after Tytherington Links development, boasting a good size west facing rear garden. Accommodation comprises; entrance hallway, cloakroom/WC, lounge with bay window to the front, dining room and open plan dining kitchen. At first floor level there are four bedrooms (three with built in wardrobes) and the master benefiting from an en-suite shower room, as well as a fully tiled family bathroom. Externally there is a lovely, fully enclosed, west facing rear garden with patio area, whilst to the front there are open plan gardens and driveway leading to an integral double side-by-side garage.

PART FURNISHED

Energy Efficiency Rating D.

Council Tax Band: F.



DIRECTIONS

SK10 2UF

TENURE

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

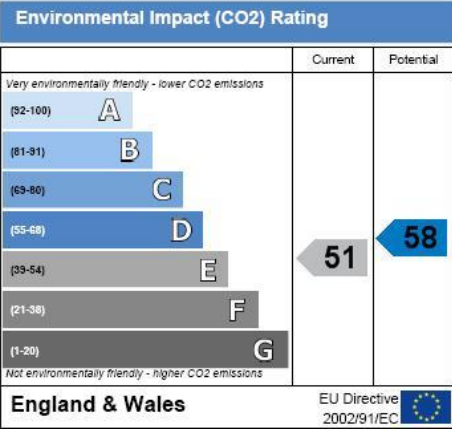
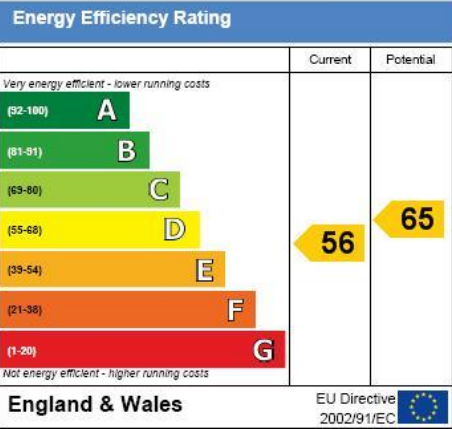
VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Address: 62, Fearndown Way, MACCLESFIELD, SK10 2UF

RRN: 8278-6626-4590-5817-4026



PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

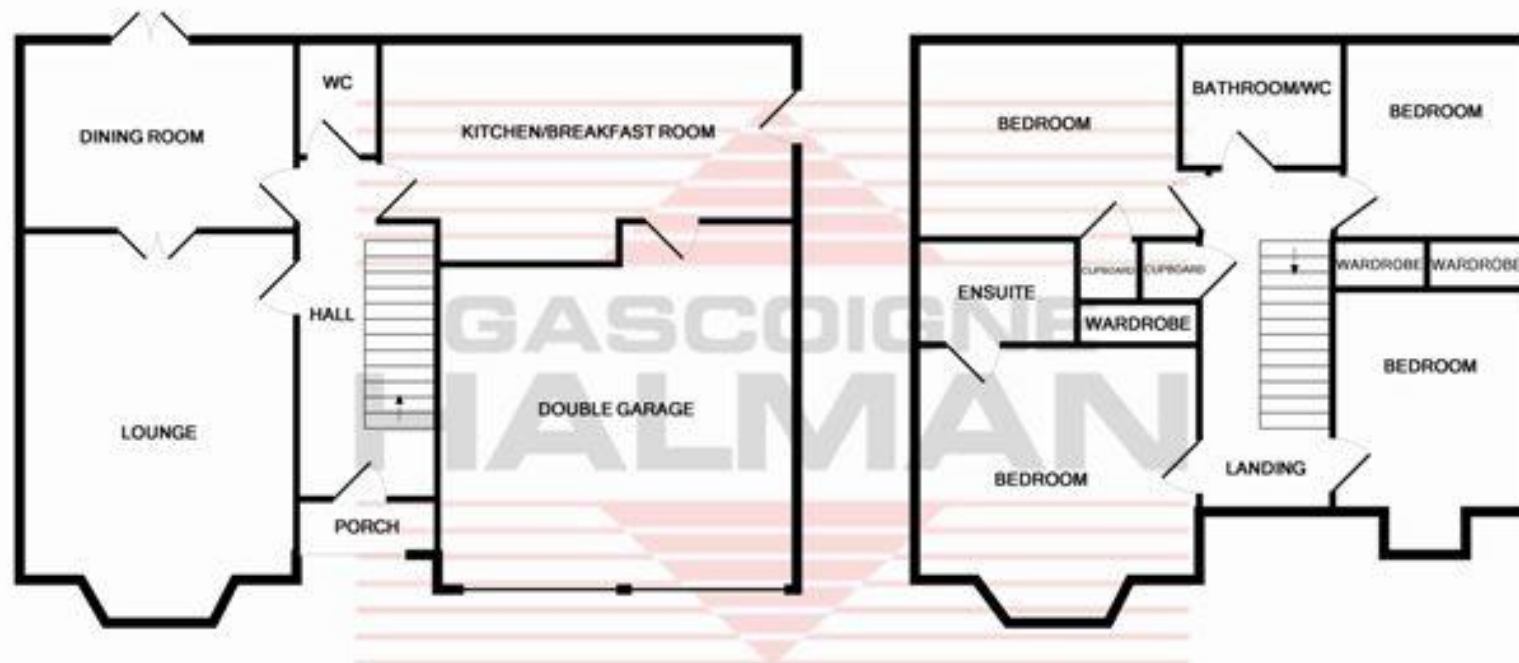
ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

SOURCES OF FLOODING

HAS PROPERTY BEEN FLOODED IN 5 YEARS

NOTICE 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.



GROUND FLOOR
APPROX. FLOOR
AREA 949 SQ.FT.
(88.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 711 SQ.FT.
(66.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1660 SQ.FT. (154.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 62011



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