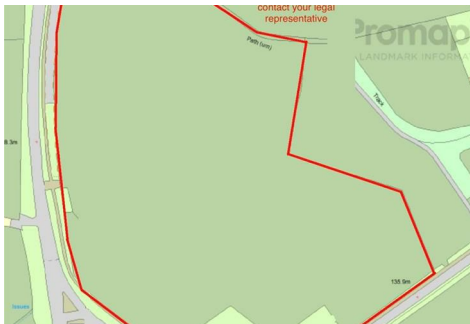


chris hamriding

lettings & estate agents



The Byre Church Lane, Macclesfield, SK11 9RJ

Offers Over £400,000

***FOR SALE BY INFORMAL TENDER - SEALED BIDS ACCOMPANIED BY PROOF OF FUNDING AND FINANCE METHOD TO BE SUBMITTED IN WRITING TO CHRIS HAMRIDING ESTATE AGENTS
NO LATER THAN NOON ON FRIDAY 27TH FEBRUARY 2026***

GUIDE PRICE - £400,000+ CASH BUYERS PREFERRED - PLEASE CONSULT YOUR FINANCE BROKER BEFORE VIEWING.

THE SELLER RESERVES THE RIGHT TO ACCEPT AN OFFER PRIOR TO THE ABOVE DEADLINE.

An extremely rare and exciting opportunity to purchase a dated bungalow with approx 10 acres of land and gardens to its front. All situated in the affluent hamlet of Gawsorth near Macclesfield and Congleton, Cheshire.

A short walk to the iconic local pub, church, school and village stores and ideally placed for commuting to both north and south.

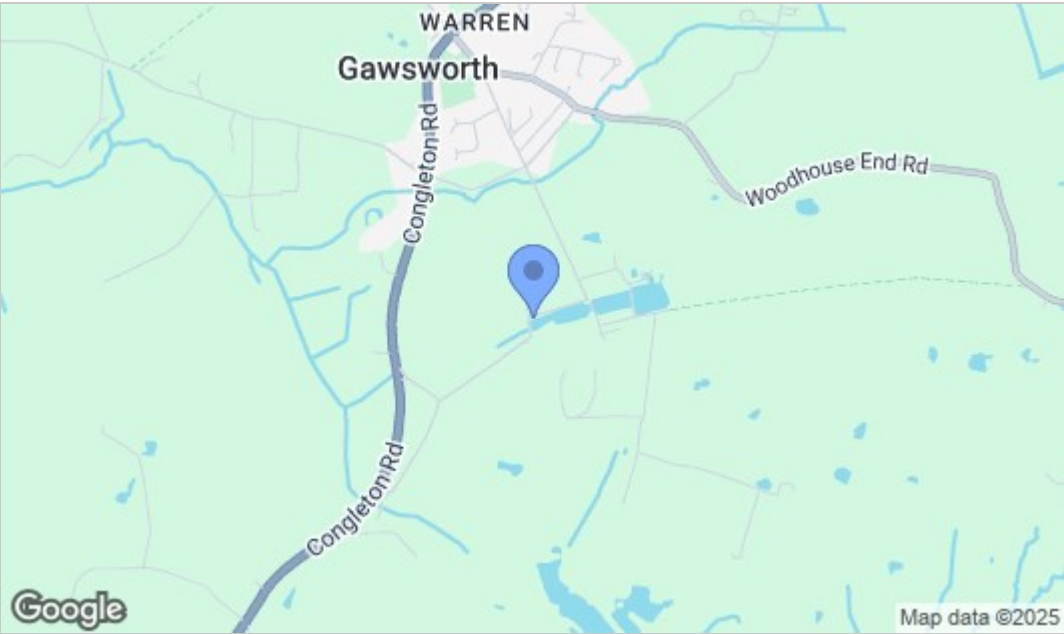
Subject to planning permissions, remodelling the current home is sure to be an exciting prospect!

Watch our video tour and call to view - BLOCK VIEWINGS MAY BE IN OPERATION!

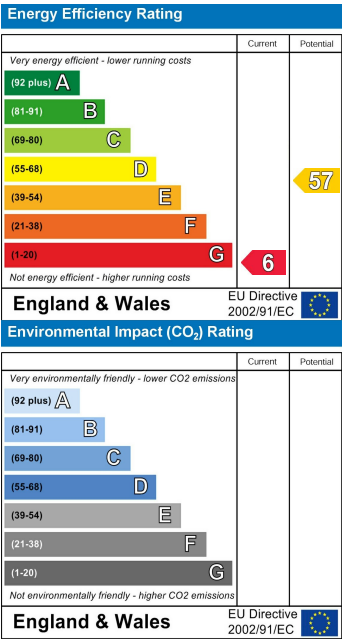
Floor Plan



Area Map



Energy Efficiency Graph



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given 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 of 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 statement or representation 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 Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.