



**GASCOIGNE  
HALMAN**

3 LARCH AVENUE, LARCH AVENUE, MACCLESFIELD

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THE AREAS LEADING ESTATE AGENT

| 285,000

**A detached bungalow offering good size accommodation with two double bedrooms, dining kitchen and a conservatory. Good size garden, parking and a garage. The bungalow is in need of general updating.**

- A Well Proportioned Two Double Bedroom Detached Bungalow.
- Lovely Private Rear garden.
- Double Glazed And Gas Fired Central Heating.
- Well Proportioned Lounge/Dining Room And Dining/Kitchen.
- Conservatory And A Rear Porch.
- Garage And Off-Road Parking For Two Cars.
- Lovely Location In Macclesfield.

#### DESCRIPTION

A well proportioned two double bedroom detached bungalow, enjoying a lovely setting, private garden, garage and parking. The property is warmed by gas fired central heating and has UPVC double glazing to a room layout comprising of an entrance hall with a cloaks cupboard, good sized open-plan lounge, dining/ kitchen, there's a multi fueled stove set within a stone fireplace, laminate wooden floor, doors and windows opening through into the conservatory, central heating radiator and doors out onto the garden, the dining/kitchen is fitted in a range of units and having good amounts of space for a kitchen table, window to the rear, useful side porch, door to the side and sink unit, across the hallway are two well proportioned double bedrooms, one to the front and one to the rear, the shower room is fitted in a four piece suite, bay window to the front, good sized walk-in airing cupboard.

Garage is a single with double doors to the front, window to the side, houses the gas fired central heating boiler, sink unit and a range of shelves.

Outside the bungalow enjoys private garden, mainly laid to lawn with a patio, to the front there's a driveway providing parking for two cars, seating area and lawned gardens.

#### DIRECTIONS

POSTCODE FOR SATNAV  
SK11 7UJ

#### 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.

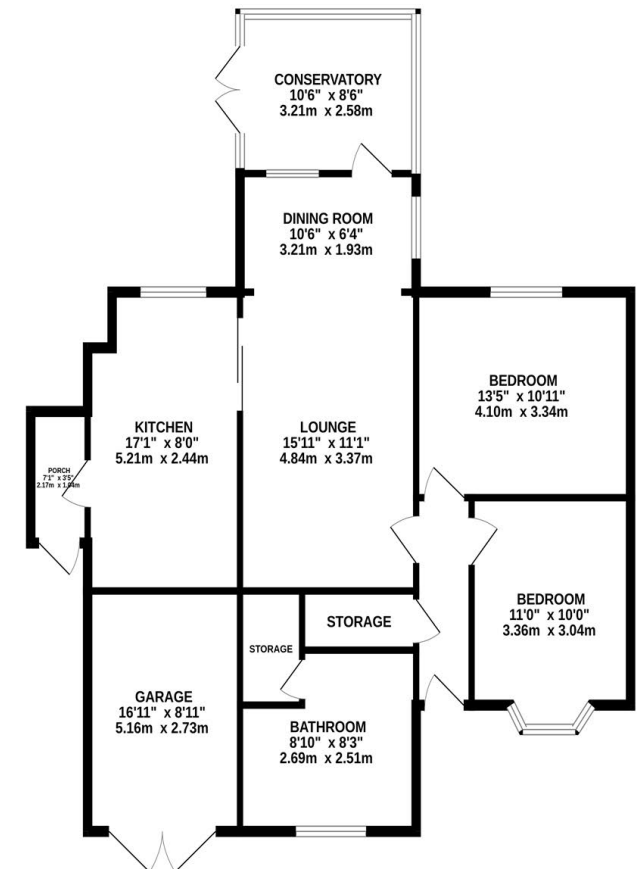
#### LOCATION

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.

#### EPC & COUNCIL TAX BAND

COUNCIL TAX BAND - D  
EPC - TBC

GROUND FLOOR  
1074 sq.ft. (99.8 sq.m.) approx.



TOTAL FLOOR AREA: 1074 sq.ft. (99.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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#### MACCLESFIELD OFFICE

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**GASCOIGNE  
HALMAN**

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