



**GASCOIGNE
HALMAN**

3 LANREATH CLOSE, LANREATH CLOSE,
MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| 365,000

Two DOUBLE bedroom detached bungalow occupying an enviable position at the end of a well regarded residential cul de sac. The property provides enviable proportions throughout and the accommodation consists, in brief, of entrance hall, living room, dining kitchen, two double bedrooms and bathroom. The property offers an attached garage with a generous driveway with parking for vehicles, a well maintained front garden and an enclosed rear garden.

A Well Presented Two Double Bedrooms Detached Bungalow.
Fabulous Cul-De-Sac Location.
Garage And Good Amounts Of Off-Road Parking.
Private West Facing Rear Garden.
Open-Plan Dining/Kitchen.

DESCRIPTION

A two double bedroom detached bungalow offering well presented accommodation, with a garage, parking and a private west facing garden.
The bungalow is situated in a lovely small cul de sac in this sought after location in Macclesfield.
The property is warmed by gas fired central heating and having UPVC double glazing to a room layout comprising of an entrance hall with wooden effect flooring and a good sized cupboard housing the Vaillant gas fired central heating boiler, the spacious lounge is positioned to the front with a bay window and to the rear is the good sized open-plan dining/kitchen, well lit with a window to the side, window overlooking the garden, the kitchen is fitted in a range of units, integrated oven, hob and extractor hood, there is also space for a dishwasher, washing machine, tumble dryer and fridge freezer, ample room for a kitchen table and continuation of the wooden effect flooring.
There are two double bedrooms in total the master being positioned to the rear of the property, bedroom two also being a good sized double and being positioned to the front, the bathroom is fitted in a three piece suite with a bath with shower over, window to the side

aspect.

Garage is an attached single garage with door to the front and having plumbing and housing for a sink and washing machine, also a courtesy door giving access into the garden. To the rear there is an extremely private garden laid to lawn, steps up giving access to the raised beds and mature laurel hedging to the rear boundary. There is complete access around the property with two gates. The bungalow has a lovely sized frontage with a driveway providing parking for three maybe four vehicles, lawned gardens to the front. The loft is partially boarded with access from the main bedroom.

DIRECTIONS

SK10 3PS

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.

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.

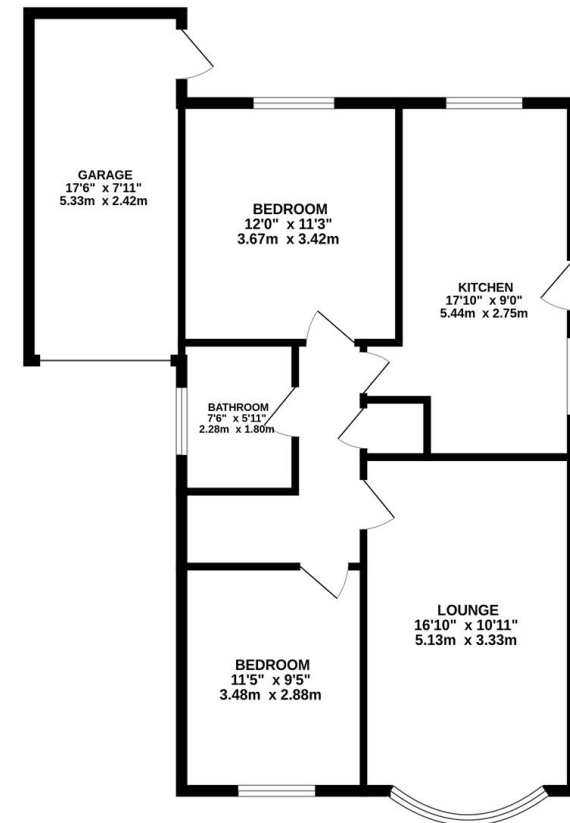
LOCAL AUTHORITY

CHESHIRE EAST BC CTB D

ENERGY PERFORMANCE RATING

C

GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA: 850 sq.ft. (79.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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**GASCOIGNE
HALMAN**

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