



**GASCOIGNE  
HALMAN**

33 ASH GROVE, ASH GROVE, MACCLESFIELD

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THE AREAS LEADING ESTATE AGENT

| 190,000.00

**A well presented two double bedroom semi detached home enjoying a garage, gardens and parking.**

A Well Presented Two Bedroom Semi-Detached Home. Offered For Sale With No Chain And Ready To Move Into.

Garage, Storage Garage And Parking.  
Gardens To Both The Front And Rear.  
Attractively Fitted Kitchen And Bathroom.

**DESCRIPTION**

A well presented two double bedroom semi-detached home, offered for sale with no on wards chain and ready to move into. The property stands in lovely gardens with a garage and further storage garage in the garden. The property is warmed by a modern Vaillant combination boiler and having UPVC double glazing to a room layout comprising of an entrance hall with stairs to the first floor, lounge, window to the front, attractive fireplace, good sized dining/kitchen attractively fitted in a matching range of white fronted units, breakfast bar seating, integrated Belling double oven, gas hob and extractor hood, integrated fridge space for a washing machine, cupboard housing the boiler and there is a large under stairs storage cupboard, window and door to the rear. On the first floor there is the landing, two good sized double bedrooms, the master at the front with a range of fitted wardrobes, very good sized second bedroom overlooking the rear, beautifully fitted shower room with

good amounts of storage. Outside to the side of the property there is a garage, off road parking to the front with gates, further lawned garden to front and side, to the rear the garden is currently paved for ease of maintenance and a second storage garage.

**DIRECTIONS**

SAT-NAV SK11 7TB

**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**

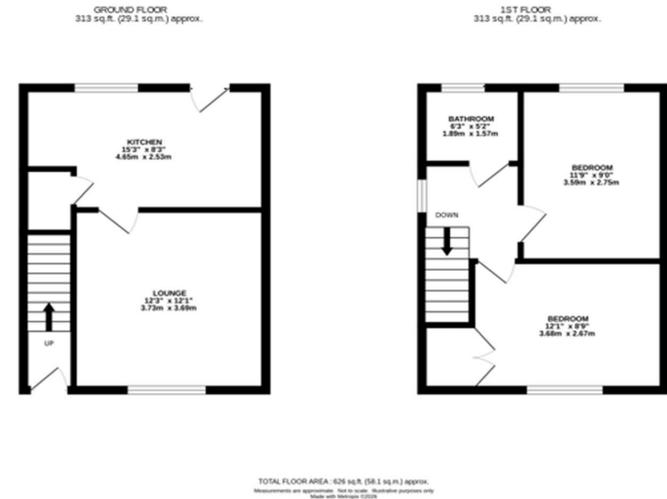
Freehold  
We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

**LOCAL AUTHORITY**

CHESHIRE EAST BC CTB A

**MACCLESFIELD OFFICE**

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