



**GASCOIGNE
HALMAN**

130 CROMPTON ROAD, CROMPTON ROAD,
MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| 230,000

A stylish two double bedroom, two bathroom end terrace house with a lovely breakfast kitchen, good size lounge and a private three level garden.

A Stylish Two Double Bedroom Two Bathroom End-Terrace Property.

Great Sized Lounge With A Wood Burning Stove And Exposed Brick Chimney Breast.

Good Sized Open-Plan Breakfast/Kitchen With A Useful Utility Room.

Lovely Private Garden Set Within Three Levels.

Great Location With Just A Short Walk From The Town Centre And Train Station.

Two Good Sized Double Bedrooms Both With En-Suites, The Master With Fitted Wardrobes.

DESCRIPTION

A stylish beautifully presented well proportioned two double bedroom end terraced property of which is well presented throughout with a great sized lounge, large open-plan breakfast/kitchen and a utility room. Situated in a great spot and just a short walk from the town centre and train station, this property has an accommodation comprising of an entrance vestibule with hanging space and a tiled floor, lovely sized main lounge with a window to the front, fabulous brick built fireplace housing a wood burning stove, bespoke fitted units and wooden flooring, the open-plan breakfast/kitchen is attractively fitted in a matching range of white fronted units, with a centre island unit with breakfast bar seating, there is the stairs to the first floor, window to the rear, cupboard housing the Vaillant gas fired central heating boiler.

The utility room has plumbing and housing for washing machine, work surface and door to the rear garden.

On the first floor there is the landing which gives access into the two double bedrooms, the master bedroom to the rear, window to the rear, range of fitted wardrobes and an attractively fitted en-suite

bathroom with a shower over the bath, the second bedroom a good sized double and having an en-suite shower room.

Outside to the rear there is a good sized tiered garden, stone patio, steps up to the second part of the garden further steps into the top. The rear garden is West facing and enjoys the evening sun.

DIRECTIONS

SAT-NAV SK11 8EH

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.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

TENURE

Leasehold

We are informed by our client that the property is leasehold with a residue of 796 years and subject to a ground rent of £5.13.

LOCAL AUTHORITY

CHESHIRE EAST BC CTB B

ENERGY PERFORMANCE RATING

D

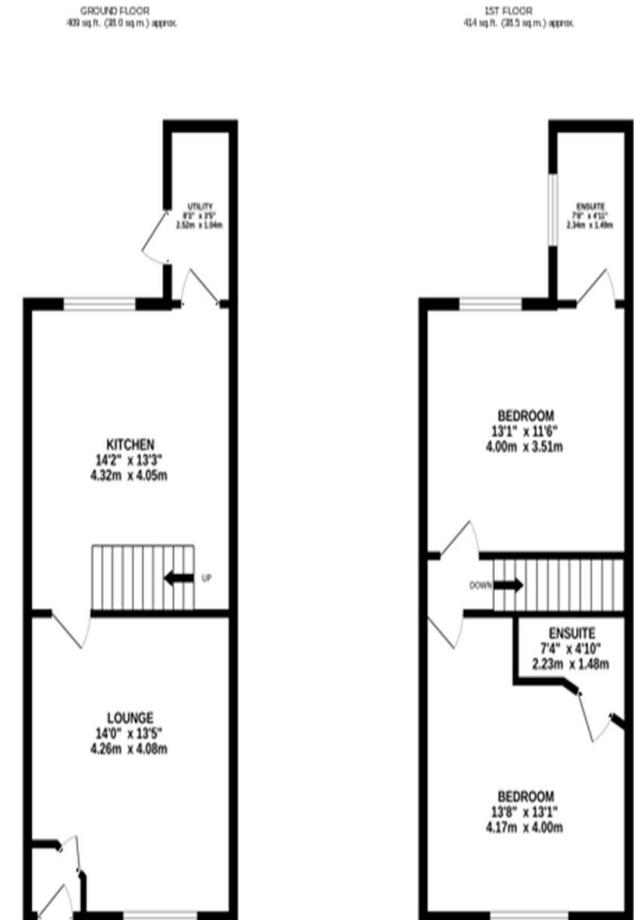
MACCLESFIELD OFFICE

01625 511367

macclesfield@gascoignehalman.co.uk

80-82 Waters Green Macclesfield sk11 6lh

**GASCOIGNE
HALMAN**



TOTAL FLOOR AREA: 813 sq ft (75.4 sq m) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Merge 3D2D

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.