



**GASCOIGNE  
HALMAN**

43 VINCENT STREET, VINCENT STREET,  
MACCLESFIELD EPC B

THE AREAS LEADING ESTATE AGENT

## OFFERS OVER £294,000.00

**A beautifully presented three bedroom two bathroom end town house with lovely open plan living, private garden, parking and boasting a great location.**

- A Beautifully Presented Three Bedroom, Two Bathroom Town House
- Situated Right In The Centre Of Macclesfield
- Attractively Presented Throughout With Modern Fittings
- Ready To Move Into And Enjoy
- Private Garden And Parking

### DESCRIPTION

Still only in its infancy, this well proportioned three bedroom, two bathroom town house enjoys beautifully presented accommodation, private west facing garden and parking. The house is situated right in the heart of Macclesfield town centre, ideal for commuters, shopping, restaurants and bars.

This house is ready to move into and is warmed via gas fired central heating and having UPVC double glazing to a room layout comprising of an entrance hall with a tiled floor and stairs to the first floor, beautifully fitted cloakroom WC, there is a great sized open plan lounge and dining kitchen, of which see the continuation of the tiled floor. The kitchen is fitted in a quality range of white front units with Bosch integrated appliances, ample room for a kitchen table and within the lounge area there is wall mounting for a television, French doors and full length windows enjoying the garden.

On the first floor there is the landing with a window to the front, return stair case giving access to the second floor, there are two bedrooms, one of which is a great size double the other being a single and overlooking the front. Also on this level is a beautifully fitted family bathroom with a shower over the bath.

On the top floor there is a landing which gives access to the third and master bedroom of which is of lovely proportion, having a

window overlooking the rear aspect and there is a great sized ensuite shower room, with a tiled floor, a storage cupboard and a window to the front.

### Outside

There is an enclosed garden with artificial grass for ease of maintenance, a pathway and gate giving access to the parking which is at the rear. To the front there is a small cottage style garden.

### DIRECTIONS

Postcode For Satnav: SK11 6UJ

### 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

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.

Service charge £320 per annum

### COUNCIL TAX & EPC

council tax band C

EPC B

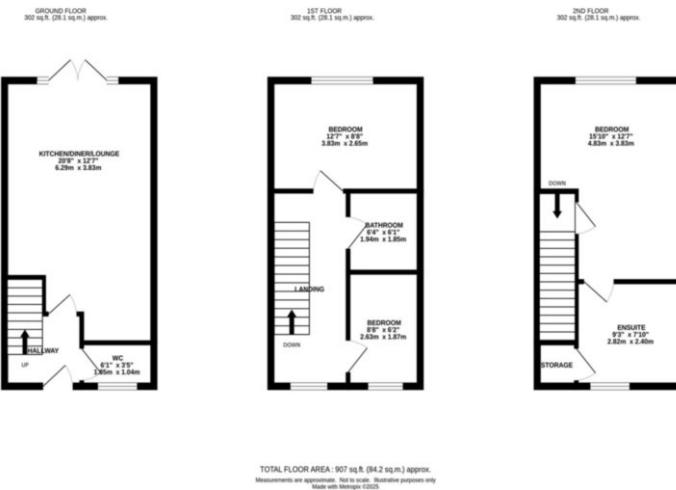
### MACCLESFIELD OFFICE

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TOTAL FLOOR AREA: 907 sq ft (84.2 sq m) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metriplan 0202

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