



**GASCOIGNE
HALMAN**

2 STAPLETON ROAD, STAPLETON ROAD,
MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| 310,000

An extended three bedroom semi detached home with a private rear garden, garage and parking. Lovely cul de sac location.

An Extended Three Bedroom Semi-Detached Home.

Lovely Cul-De-Sac Location.

This Property Is Private To Both the Front And Rear.

Two Good Sized Reception Rooms And A Dining/kitchen.

Larger Than Average Single Garage.

Lovely Views To The Front Over The School Fields.

An extended three bedroom semi-detached property enjoying a lovely position at the head of this cul-de-sac with a private garden to the rear and lovely views to the front over the playing fields. The property comes with an attached garage which is slightly larger than average.

The accommodation comprises of an entrance hall with stairs to the first floor and under stairs storage cupboard, the main lounge having a window to the front and double doors opening through into the large sitting and dining room, having patio doors and a window onto the garden, off here is the extension which now provides a good sized dining/kitchen which is fitted in a matching range of eye and base level units with integrated Hotpoint appliances, space for a dishwasher, room for a kitchen table, door and window to the garden.

On the first floor there is the landing window to the side aspect, airing cupboard housing the hot water cylinder, loft access, there are three bedrooms in total, the master with fitted wardrobes and lovely open views over the playing fields to the front, the second bedroom again having a wardrobe and view to the private rear garden, bedroom room three has a built in bed with further built in wardrobes, bathroom fitted in a three-piece suite with electric shower

over the bath.

Garage is a larger than average single garage with up and over door to the front, window to the side, wall mounted gas fired central heating boiler and plumbing for a washing machine.

Outside there is a lovely private garden to the rear, to the front there is lawned gardens to each side of the driveway, with driveway providing parking for one vehicle.

DIRECTIONS

SAT-NAV SK10 3NP

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.

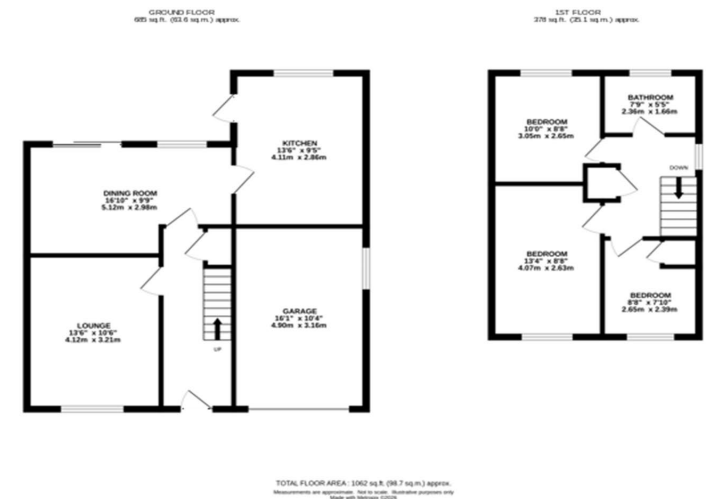
TENURE

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 C



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**GASCOIGNE
HALMAN**

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