



11 Home Farm Avenue, Macclesfield

Macclesfield

£450,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



## 11 Home Farm Avenue

Macclesfield

A well-presented four bedroom, two bathroom detached family home with a good-sized open plan dining kitchen, double garage and private gardens, dual aspect lounge with beautiful views towards Derbyshire. Great access to the town centre and proximity to good schools.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- A Four Bedroom, Two Bathroom Modern Detached Family Home
- Excellent size, dual aspect lounge with beautiful views towards Derbyshire
- Good Sized Private Garden
- Fabulous Size Open Plan Dining Kitchen
- Great Location in Macclesfield Just Off Victoria Road
- Double Garage and Private Driveway with Parking for Two Cars







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A four bedroom, two bathroom, detached family home with a good-sized private garden, detached garage and parking, enjoying a corner plot in this sought after location. The house is well presented throughout, warmed via gas fired central heating and having UPVC double glazing to a room layout comprising of an entrance hall with wooden floor and a cloak room WC. There is an excellent size lounge, having a wood burning stove, bay window to the front aspect and sliding patio doors opening onto the private rear garden.

The dining kitchen is a fabulous open space being a through room with windows to the front and rear and is accessed off the hall via double doors. The kitchen is fitted in a matching range of cream fronted units with oak work surfaces. On the first floor, there is the landing with an airing cupboard housing the hot water cylinder. There are four bedrooms, the master having fitted wardrobes and an en-suite shower room which has been recently updated and attractively fitted. The other three bedrooms are served by the family bathroom.

There is a large detached double garage, with twin up and over doors and a courtesy door into the west facing garden. Outside this house enjoys a corner plot with a driveway providing parking for two cars. The rear garden is mainly laid to lawn and is extremely private. To the front there are further lawned gardens.

