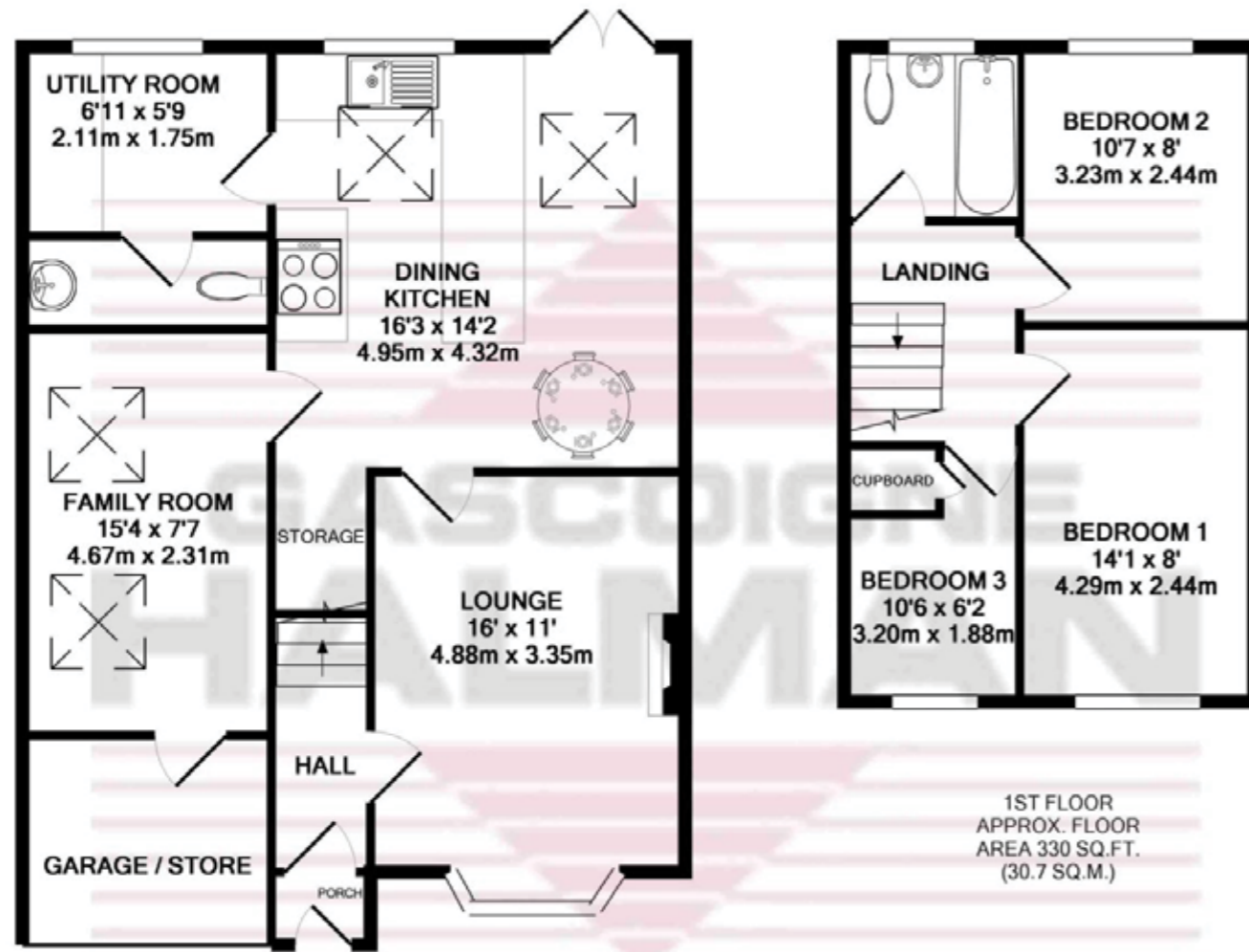


7 NEWQUAY DRIVE

Macclesfield

£245,000



GROUND FLOOR
APPROX. FLOOR
AREA 710 SQ.FT.
(65.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 330 SQ.FT.
(30.7 SQ.M.)
TOTAL APPROX. FLOOR AREA 1040 SQ.FT. (96.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2016



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.

THE AREAS LEADING ESTATE AGENCY

Macclesfield

80-82, Waters Green, MACCLESFIELD SK11 6LH

01625 511367 macclesfield@gascoignehalman.co.uk

gascoignehalman.co.uk



Situated in this highly sought after location, a superbly presented and skilfully extended **THREE** bedroom semi detached family home, offering **THREE** reception rooms, plus utility room and downstairs WC with lovely south easterly facing gardens.

GASCOIGNE HALMAN

- Beautifully presented
- Skilfully extended
- THREE bedroom semi detached
- THREE reception rooms

- Utility Room and downstairs WC
- South Easterly facing gardens
- Gas fired central heating
- uPVC double glazing

£245,000

7 NEWQUAY DRIVE

Macclesfield



Newquay Drive is situated on the highly sought after Greenside development on the much favoured North West side of Macclesfield. This beautifully presented semi detached home has been much improved and extended and must be viewed to be appreciated. The property is fronted by a double width driveway for side by side car parking and to the rear there are pretty south easterly facing gardens mainly laid to lawn. The house benefits from a superb ground floor extension which adds fantastic space to the kitchen/dining room including a utility and downstairs WC and double doors to outside. In addition the garage is now a useful store room to the rear of which is a superb third reception room currently used

as a fine family room. The first floor offers three bedrooms and a fully tiled modern bathroom with a thermostatically controlled shower. The house has uPVC double glazing and gas fired central heating run on an economic combination boiler.

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.

DIRECTIONS

Travel out of Macclesfield along Chester Road, continue to Broken Cross round about, continue straight over into Chelford Road turning first right into Whirley Road. Take the fourth turning on the right hand side into Newquay Drive where the property will be found situated on the right.

POSTCODE

SK10 3NQ

TENURE

We are informed by our clients that the property is leasehold with a residue of around 999 years and subject to a ground rent of £25 per annum. Prospective purchasers are advised to confirm this point with their solicitor.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Borough Council. Tax Band : C

VIEWING

Viewing strictly by appointment through the Agents.

EIGHTEEN NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignealman.co.uk

GASCOIGNE HALMAN