



**GASCOIGNE  
HALMAN**

55 WEST PARK DRIVE, WEST PARK DRIVE,  
MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| 360,000

A beautifully presented four bedroom two bathroom, three story semi detached home situated on this wonderful development close to the Town Centre. Modern Stylish accommodation throughout, lovely private garden and parking.

An Extremely Well presented Four Bedroom, Two Bathroom Semi-Detached Town House.

Landscaped Private East Facing Garden.  
Great Location In A Small Select Cul-De-Sac.  
Dedicated Parking Space With EV Charger

#### DESCRIPTION

An extremely well presented four bedroom, two bathroom semi-detached town house enjoying accommodation over three floors. This house enjoys a lovely private East facing garden of which has been landscaped and there is parking to the front. built to a most appealing design in 2019 this home has been very well cared for and is situated in a lovely small development in this sought after location in Macclesfield.

The property is warmed by gas fired central heating, having UPVC double glazing to a room layout comprising of a good sized entrance hall, stairs to the first floor, cloakroom/WC, kitchen is attractively fitted in a lovely range of cream fronted units, with Hotpoint integrated appliances, including an oven, microwave, gas hob, extractor, dishwasher, fridge/freezer and space for a washing machine.

To the rear there is a great sized spacious lounge and dining room with French doors and full length windows giving access to the garden, there is also a useful good sized under-stairs storage cupboard.

On the first floor there is the landing with a return staircase to the top floor, there are three bedrooms on this level and a beautifully fitted bathroom with a shower over the bath, on the top floor there is the landing and a good sized walk-in cupboard, the master bedroom having fitted wardrobes, windows to the front aspect, beautifully fitted en-suite shower room with a Velux window to the rear.

Outside the property also offers convenient side access leading to the rear garden which is a beautifully landscaped East facing garden, to the front there is parking with an EV charger and further visitor parking. The property is covered by the remaining term of the NHBC Buildmark warranty, with approximately three years left, offering valuable protection and peace of mind for the new owner.

#### DIRECTIONS

SAT-NAV SK10 3FW

#### 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 but has a management charge of £725 per annum reducing to £400 in 2027. Prospective purchasers are advised to confirm this point with their solicitor.

#### LOCAL AUTHORITY

CHESHIRE EAST BC CTB D

#### ENERGY PERFORMANCE RATING

B

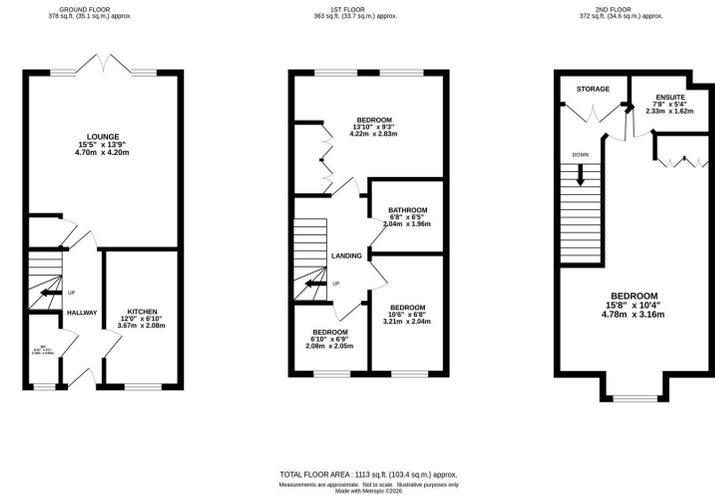
## MACCLESFIELD OFFICE

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