



**GASCOIGNE  
HALMAN**

21 BYRONS LANE, BYRONS LANE, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| 200,000

**An excellent proportioned two large double bedroom mid terrace house with extended accommodation, hallway and a fabulous open plan dining kitchen. Private rear garden, no chain and ready to move into.**

An Extremely Spacious Two Large Double Bedroom Mid-Terrace Property.

Situated In A Great Position Close To The Town Centre.

Large Open-Plan Quality Dining/Kitchen.

Good Sized Hallway And Main Lounge.

Private Rear Garden And Offered For Sale With No Onward Chain.

An extremely well proportioned and extended two large double bed roomed mid terrace property, enjoying a good sized hallway entrance, high end quality fitted dining/kitchen and its own private rear garden.

This property is offered for sale with no onward chain and is quite a bit larger than the average terrace, with the hallway, and large rooms throughout. The property is warmed via gas fired central heating and having UPVC double glazing to a room layout comprising of an entrance hall, with the stairs to the first floor, lounge, window to the front, two lovely bespoke units either side of the fireplace, to the rear there is a fabulous large open-plan dining/kitchen which is fitted in a quality range of units, granite work surfaces, Belfast style sink unit, Hotpoint integrated oven and hob, fitted seating area with storage, breakfast bar seating, feature fireplace, window and door giving access to the rear, also an under stairs cupboard, plumbing for a washing machine and access down into the cellar.

### DESCRIPTION

On the first floor there is the landing with loft access and pull down ladders being boarded, to the front there is a large double

bedroom, lovely bespoke fitted quality wardrobe, large second bedroom with a corner built in wardrobe, fitted bed and window to the rear, bathroom is fitted in a three-piece-suite with a shower, bath, vanity wash hand basin, low level WC, fully tiled walls and floors, granite storage tops, heated towel rail and window to the rear.

Outside the property has its own private garden with artificial grass and gate giving access.

### DIRECTIONS

SAT-NAV SK11 7JW

### 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

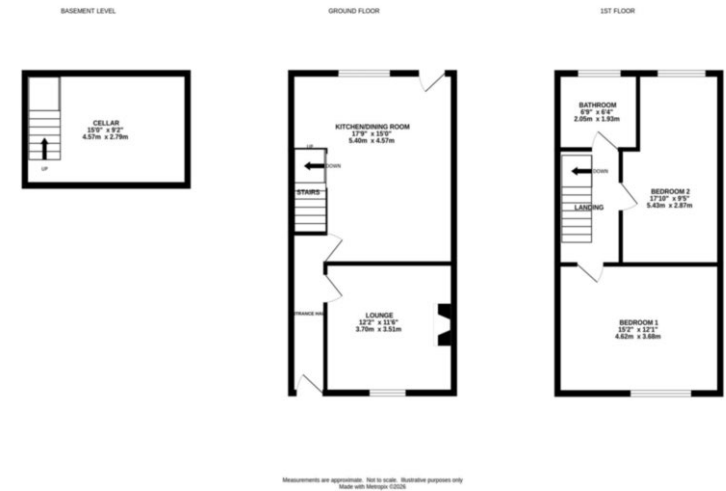
We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

### LOCAL AUTHORITY

CHESHIRE EAST BC CTB B

### ENERGY PERFORMANCE CERTIFICATE

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