



**GASCOIGNE
HALMAN**

20 SHERBOURNE ROAD, SHERBOURNE ROAD
MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| OFFERS OVER £200,000

An extended two double bedroom mid terrace house with a south facing private garden and being beautifully presented throughout. A great house at a great price. Viewing highly recommended.

An Extremely Well Presented Two Double Bedroom Mid Terrace Property.
Private South Facing Rear Garden.
Extended Accommodation On The Ground Floor.
Convenient Location In Macclesfield.
Extremely Well Presented Throughout.

DESCRIPTION

A beautifully presented two bedroom mid terraced property with extended accommodation, south facing garden and off road parking for two vehicles (subject to council's approval on a dropped kerb). The property in brief comprises of an entrance hall with herring bone style flooring and the stairs to the first floor. The lounge with a window to the front, herringbone flooring and this opens through into the extension which provides the dining room with French doors and window onto the garden, the kitchen has been beautifully re-fitted in a matching range of contemporary style units , integrated appliances and a window to the rear garden. Off the kitchen is a useful office or gym room with a window and door to the garden. On the first floor the landing features a window to the front aspect, cupboard housing the gas fired combination boiler, there are two sized double bedrooms both with windows to the rear, and the bathroom with shower over the bath. Outside the property features a lovely South facing garden

with a patio and artificial grass for ease of maintenance, fully enclosed via fencing. To the front there is parking for two cars but please note this is subject to council approval of a dropped kerb.

DIRECTIONS

SAT-NAV SK11 8NE

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

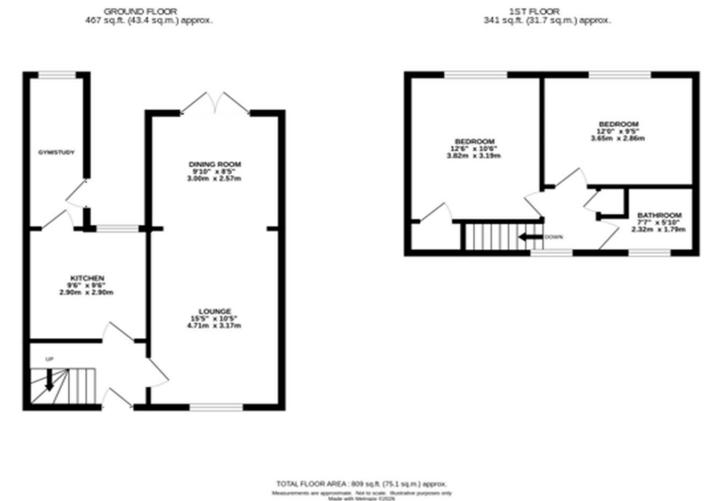
MACCLESFIELD OFFICE

01625 511367

macclesfield@gascoignehalman.co.uk

80-82 Waters Green Macclesfield SK11 6LH

**GASCOIGNE
HALMAN**



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.