



**GASCOIGNE  
HALMAN**

37 CAMBRIDGE ROAD, CAMBRIDGE ROAD,  
MACCLESFIELD

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THE AREAS LEADING ESTATE AGENT



## 37 CAMBRIDGE ROAD, CAMBRIDGE ROAD, MACCLESFIELD

**360,000**

**An extremely well presented three bedroom semi detached home boasting a large open plan dining kitchen/family room. This house really is stunning throughout and ready to move into and enjoy. Great location.**

A 1930's Built Three Bedroom Semi Detached Home.  
Situated On An Extremely Sought After Road In Macclesfield.  
Immaculately Presented Throughout.  
Stylish Open Plan Dining/Kitchen.  
Beautifully Re-fitted Bathroom And Kitchen With Integrated Appliances.  
Private Rear Garden.







## DESCRIPTION

This beautifully presented and extended 1930's built bay-fronted semi-detached family home offers stylish accommodation throughout with a stunning open plan family room and dining/kitchen/family room at its heart. Situated on an extremely sought after area of Macclesfield, the property also benefits from off-road parking and a private rear garden. The ground floor comprises of a welcoming entrance hall with wooden effect luxury vinyl flooring, under-stair storage cupboard and a fitted cloakroom/WC. The lounge features a period style fireplace, large window and feature radiator, creating a cosy living space.

To the rear is the impressive open plan dining/kitchen/family room, beautifully re-fitted with midnight blue units and full suite of integrated appliances, and houses the recently installed Worcester gas fired combination boiler. A Velux window and rear garden window flood the space with natural light, while breakfast bar seating and generous dining space make this an ideal family and entertaining area. At the rear is a high-quality conservatory, featuring a double glazed roof, oak flooring, radiator and French doors onto the garden, creating a comfortable year-round additional living space.

The first floor offers 2 well-proportioned double bedrooms, a single-bedroom currently used as a home office/studio, and a beautifully re-fitted family bathroom.

Externally, the property benefits from off-road parking and a private rear garden with Indian stone patio, ideal for outdoor dining and relaxation.

## DIRECTIONS

SAT-NAV SK11 8JW

## 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 has a perpetual yearly rentcharge of £3.15. Prospective purchasers are advised to confirm this point with their solicitor.

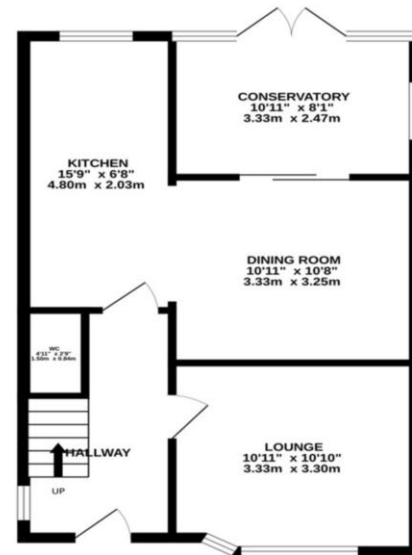
## LOCAL AUTHORITY

CHESHIRE EAST BC CTB D

## EPC

D

GROUND FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq.ft. (80.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## MACCLESFIELD OFFICE

01625 511367

macclesfield@gascoignehalman.co.uk

80-82 Waters Green Macclesfield SK11 6LH

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