



**GASCOIGNE  
HALMAN**

86 WIGHTMAN AVENUE, WIGHTMAN AVENUE,  
MACCLESFIELD

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THE AREAS LEADING ESTATE AGENT



## 86 WIGHTMAN AVENUE, WIGHTMAN AVENUE, MACCLESFIELD

**390,000**

**A stunning modern three bedroom semi detached home boasting a larger than average rear garden and being situated on the very sought after Kings Quarter development.**

Built To A Most Appealing Design By Bellway Homes.  
Situated On The Extremely Sought After Kings Quarter Development.

Larger Than Average Landscaped Rear Garden  
Beautifully Presented Throughout.  
Large Open-plan Dining/Kitchen.







## DESCRIPTION

Built to a most appealing design in 2020, this Bellway Homes built semi-detached home is located on the highly sought after Kings Quarter development and enjoys a larger than average landscaped garden and off road parking for two cars.

This house is beautifully presented and ready to move straight into. Comprises of an entrance hall with a tiled floor, stairs, beautifully fitted cloakroom/WC god sized lounge with a bay window to the front aspect. To the rear there is a lovely sized open-plan dining/kitchen which is attractively fitted in a range of white fronted units, integrated appliances to include oven, gas-hob with extractor, dishwasher, washing machine, fridge and freezer, great sized room with French doors with full length windows overlooking the rear garden, further window to the rear, cupboard housing the gas fired central heating boiler, tiled floor, under-stairs storage and ample room for a dining table.

On the first floor there is the landing, loft access, good sized cupboard, three bedrooms in total, the master with attractive part paneled walls, en-suite shower room, two further good sized bedrooms. Beautifully fitted bathroom with a shower over the bath.

Outside this property has a larger than average garden with a fabulous sized decking area with built in bar, timber shed, patio. To the front there is a small garden with parking for two cars down the side of the property.

## DIRECTIONS

SAT-NAV SK10-3GU

## 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 does have a maintenance fee of £190 pa . Prospective purchasers are advised to confirm this point with their solicitor.

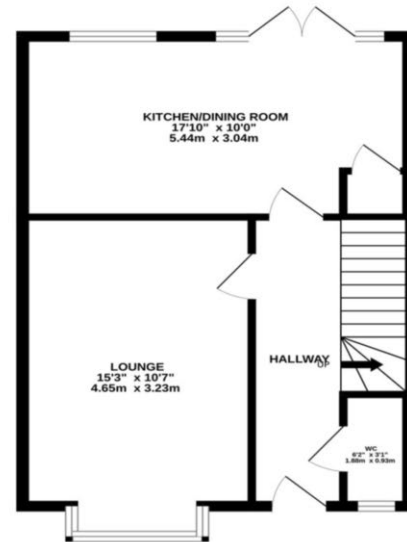
## LOCAL AUTHORITY

CHESHIRE EAST BC CTB B

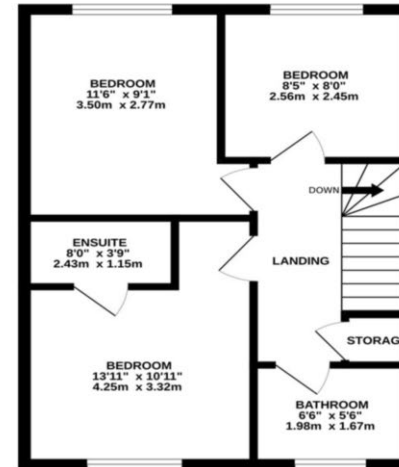
## EPC

## FIRST FLOOR

GROUND FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 919 sq.ft. (85.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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