



**GASCOIGNE
HALMAN**

36 KNOTTING ROAD, KNOTTING ROAD, LAVENDER
FIELDS, LANGLEY, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT



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£342,995

A newly built detached home finished to high standards by Seddon Homes. Situated on the Lavender Fields development this house offers three bedrooms, two bathrooms and a good size open plan dining kitchen. Great private plot with parking. Last Detached House remaining.





DESCRIPTION

A most handsome three bedroom detached property built to extremely high standards by Seddon Homes and situated on a n extremely sought after Lavender Fields Development. This particular house enjoys a high degree of privacy to both the front and rear, the rear garden being not overlooked and the front overlooking a small stream. The house is beautifully finished and carpeted to a room layout comprising of an entrance hall with stairs to the first floor, spacious lounge with a window to the front and an understairs storage cupboard. To the rear there is a well equipped beautifully finished Siematic kitchen with Neff intergrated appliances tiled floor window and french doors onto the private garden, off the kitchen is the utility room and the beautifully fitted cloakroom/WC. On the first floor there is a landing , airing cupboard housing the gas fired combination boiler, there are three bedrooms in total, the master having a beautifully high quality fitted en-suite shower room with a double sized shower cubicle and the same quality in the family bathroom. Outside this house is an extremely private rear garden, parking for two cars.

DIRECTIONS

SAT-NAV SK11 0AU

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.

Ground floor



Lounge	14'4" x 13'9"
Kitchen/Dining	13'5" x 10'11"
Utility	4'1" x 5'7"
WC	4'1" x 4'3"

First floor



Master Bedroom	10'9" x 9'8"
En Suite	7'8" x 4'7"
Bedroom 2	10'9" x 10'1"
Bedroom 3	6'11" x 7'4"
Bathroom	6'11" x 6'6"

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.

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