



**GASCOIGNE  
HALMAN**

10 CHERRYFIELDS ROAD, CHERRYFIELDS ROAD,  
MACCLESFIELD

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THE AREAS LEADING ESTATE AGENT



## 10 CHERRYFIELDS ROAD, CHERRYFIELDS ROAD, MACCLESFIELD

**435,000**

**Offering fabulous size open plan family accommodation this four double bedroom semi detached house is beautifully presented throughout and comes with a landscaped south west rear garden. Viewing highly recommended.**

A Fabulous Four Double Bedroom Semi Detached Family Home.

A Fantastic Sized Open Plan Family Room And Dining/Kitchen.  
Lounge With A Wood Burning Stove.  
Landscaped South West Facing Rear Garden.  
Parking For Several Vehicles.  
Offered For Sale With No Onward Chain.  
Ready To Move Straight Into.





A beautifully refurbished and extended four bedroom Cheshire brick semi detached family home, enjoying a fabulous sized open plan family room Dining/Kitchen with bi-folding doors onto the South West facing landscaped garden. This house needs to be viewed internally just to appreciate how good it is, the current owners have really spent time, money and effort to create this fabulous house.

On entry to the property you are greeted with a large entrance hall with attractive herringbone flooring, stairs with glass inserts to the first floor and under stair shoe storage/clothes cupboard, the lounge again being a well presented room with a window to the front aspect wood burning stove standing on a black slate hearth, this room opens through into the fabulous family room and dining/kitchen. The kitchen is attractively fitted in a matching range of white fronted units with integrated appliances, large centre island, ample room for a large kitchen table providing seating for twelve, ample room for a corner sofa, there is an attractive gas fired stove set within the corner, bi-folding doors out onto the garden and a glass lantern roof making the room extremely light, off the kitchen there is the inner hall which gives access to the attractively fitted cloakroom/WC and a door that opens through to the garage with electrically operated roller shutter door, window to the side wall mounted gas fired combi boiler and within the garage is the utility area with a sink.

On the first floor there is a landing with loft access and having a pull down ladder, the property has been thoughtfully extended on the first floor, thus giving four double bedrooms, two of which having fitted wardrobes and the family bathroom has been beautifully refitted with good sized walk in shower bath, vanity wash basin and WC.

Outside to the rear there's a South West facing garden that has been beautifully landscaped, artificial grass for ease of maintenance, Indian stone patio and there's a covered timber structure ideal for entertaining and barbecuing. To the front there is an Indian stone patio providing parking for three cars, walled boundary to the front.

#### **DIRECTIONS**

SAT-NAV SK11 8RF

#### **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

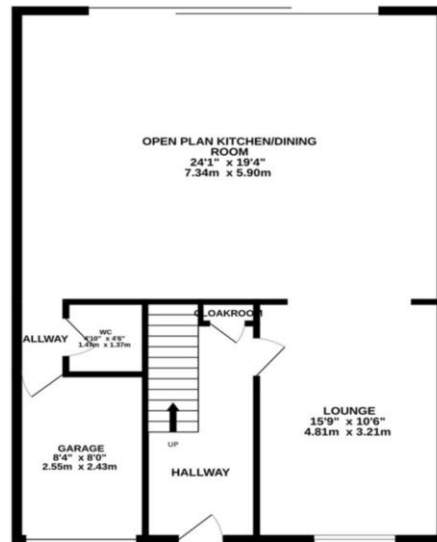
We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

#### **LOCAL AUTHORITY**

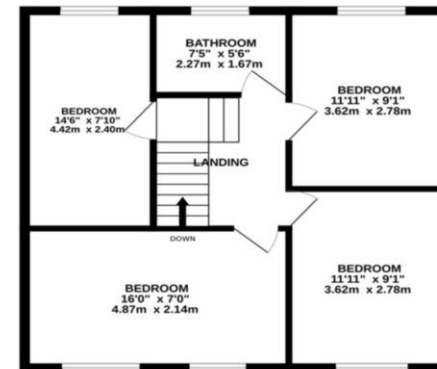
CHESHIRE EAST CTB D

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GROUND FLOOR  
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1420 sq.ft. (131.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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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