

# chrishamriding

## lettings & estate agents



### The Byre Church Lane, Macclesfield, SK11 9RJ

### Offers Over £400,000

\*\*\*FOR SALE BY INFORMAL TENDER - SEALED BIDS ACCOMPANIED BY PROOF OF FUNDING AND FINANCE METHOD TO BE SUBMITTED IN WRITING TO CHRIS HAMRIDING ESTATE AGENTS NO LATER THAN NOON ON FRIDAY 27TH FEBRUARY 2026\*\*\*

GUIDE PRICE - £400,000+ CASH BUYERS PREFERRED - PLEASE CONSULT YOUR FINANCE BROKER BEFORE VIEWING.

THE SELLER RESERVES THE RIGHT TO ACCEPT AN OFFER PRIOR TO THE ABOVE DEADLINE.

An extremely rare and exciting opportunity to purchase a dated bungalow with approx 10 acres of land and gardens to its front. All situated in the affluent hamlet of Gawsworth near Macclesfield and Congleton, Cheshire.

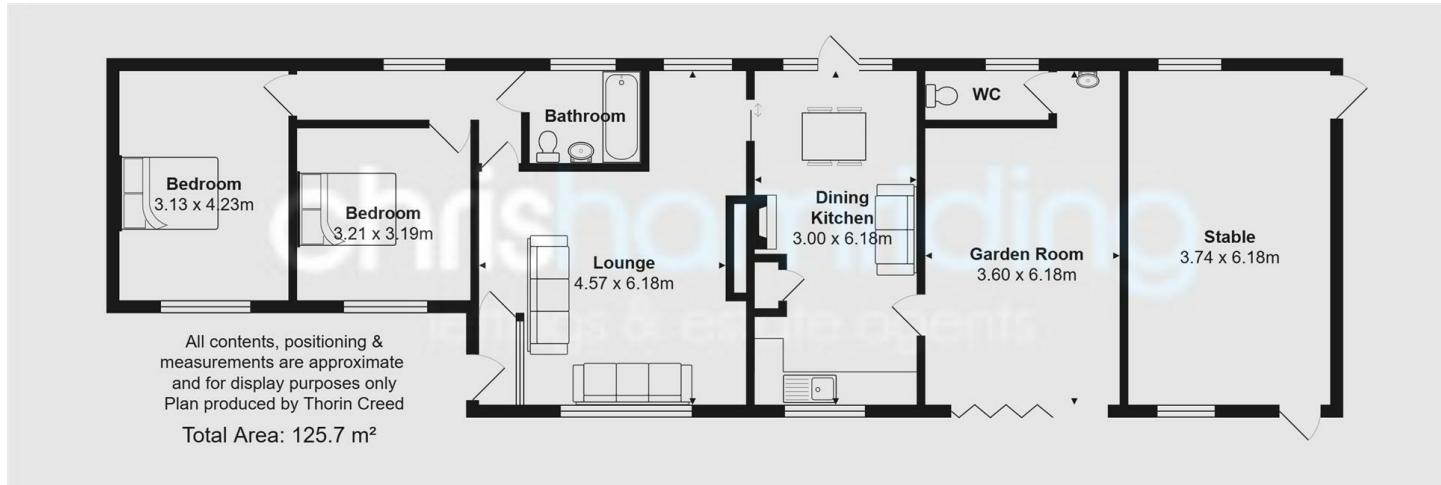
A short walk to the iconic local pub, church, school and village stores and ideally placed for commuting to both north and south.

Subject to planning permissions, remodelling the current home is sure to be an exciting prospect!

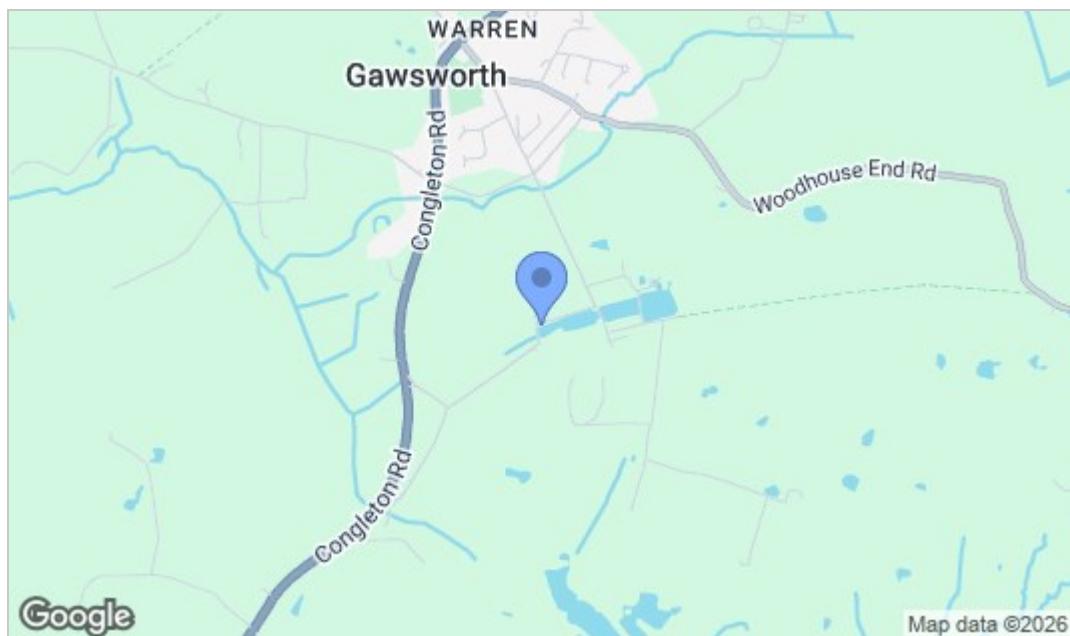
Watch our video tour and call to view - BLOCK VIEWINGS MAY BE IN OPERATION!



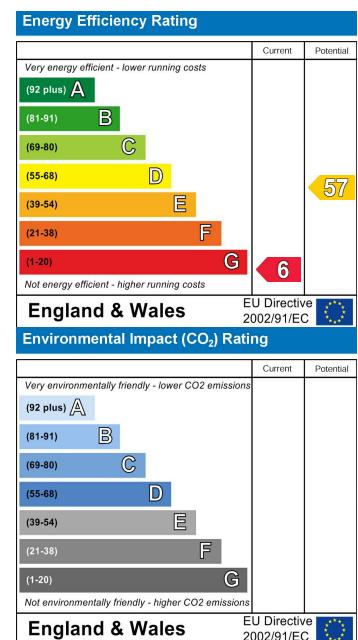
## Floor Plan



## Area Map



## Energy Efficiency Graph



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