



**GASCOIGNE  
HALMAN**

14 VALLEY ROAD, VALLEY ROAD, MACCLESFIELD  
EPC: D COUNCIL TAX BAND: E

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THE AREAS LEADING ESTATE AGENT

| 375,000

**A spacious three bedroom detached bungalow enjoying a very private garden, parking and a garage. Great location in Macclesfield close to shops.**

- A Three Bedroom Detached Bungalow
- Great Location In Macclesfield
- Extended Accommodation With A Good Sized Lounge And Dining Kitchen
- Very Private Rear Garden
- Garage And Parking

An extended well proportioned, detached bungalow, with three bedrooms, great sized living accommodation and all situated in this lovely location in Macclesfield. Gated parking to the front which gives access to the garage and to the rear there is a manageable and private rear garden. The property is warmed via gas fired central heating and having UPVC double glazing to a room layout comprising of, an entrance hall with a cloaks cupboard. There is an extended lounge and dining room, windows to both the front and rear aspect and a stone built fireplace. There is a good sized dining kitchen, pantry cupboard and fitted in a range of units. The utility area has space for a washing machine and also houses the gas fire central heating boiler, also having garden access.

Off the hall there are three bedrooms in total, two doubles and a good sized single. The shower room is fitted in a three piece white suite, with a walk-in shower.

An attached garage with electrically operator up and over door, window and door to the rear garden.

Outside to the rear, there is a block paved patio, lawn

gardens, timber shed. This garden is extremely private and not overlooked. To the front there is a block paved driveway, providing parking for several vehicles, gated access, further lawn gardens and screened from the front by mature trees.

#### DIRECTIONS

Postcode For Satnav: SK11 8NX

#### 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.

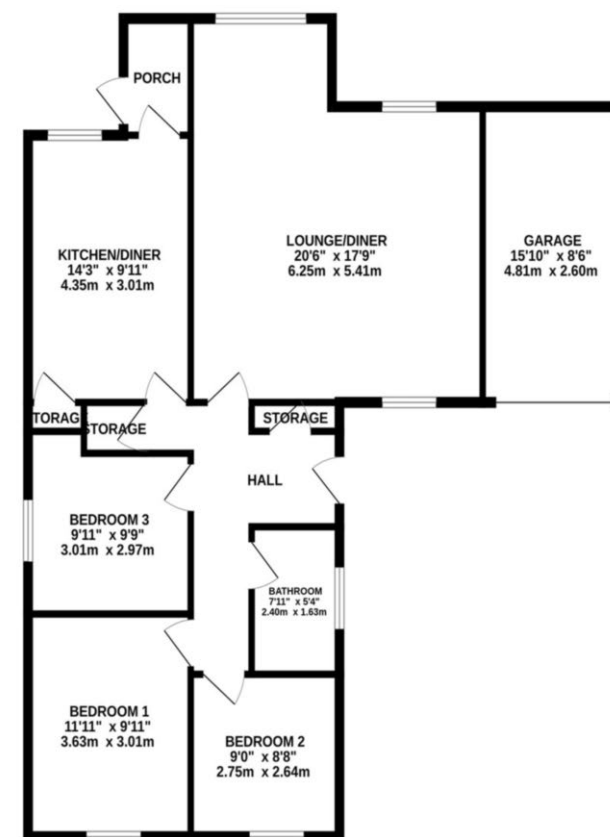
#### LOCAL AUTHORITY

Cheshire East Band E

#### EPC

D

GROUND FLOOR  
1061 sq.ft. (98.5 sq.m.) approx.



TOTAL FLOOR AREA - 1061 sq.ft. (98.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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#### MACCLESFIELD OFFICE

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**GASCOIGNE  
HALMAN**

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