



**GASCOIGNE
HALMAN**

1 SPINDLE CLOSE, SPINDLE CLOSE, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| 285,000

A lovely three bedroom end mews house with a good size open plan dining kitchen, parking for two cars and being situated in this very modern sought after development close to the Town Centre.

A Well Presented Three Bedroom End Mews Property.
Built To An Appealing Design in 2023.
Great Location Close To The Town Centre.
Open-Plan Dining/Kitchen With Utility Room,
Cloakroom/WC.

DESCRIPTION

Built in 2023 to a lovely design this three bedroom end mews home enjoys well presented accommodation, two parking spaces and a rear yard. This house enjoys a good sized dining/kitchen complete with a utility room and is situated close to the town centre.

This well presented house comprises of a good sized entrance hall with stairs to the first floor, lounge with wooden effect flooring and a bay window to the front aspect, to the rear there is a good sized open-plan dining kitchen which is attractively fitted in a matching range of grey fronted units, integrated appliances including oven, gas hob, dishwasher, fridge and freezer, there is also a cupboard housing the gas fired combination boiler and French doors and windows to the rear.

The utility room is fitted in the same range of units with integrated washing machine, space for a dryer and a sink unit. Off the utility room is the cloakroom/WC.

On the first floor the landing gives access to all rooms, the main bedroom is positioned to the front with two windows and there are two further bedrooms both positioned to the

rear. The bathroom is fitted in a three piece suite with a shower over the bath.

Outside to the front there is parking with electric car charger point, there is a second parking space to the rear and also an enclosed rear yard.

DIRECTIONS

SAT-NAV SK11 7ZH

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 BC CTB B

ENERGY PERFORMANCE RATING

B

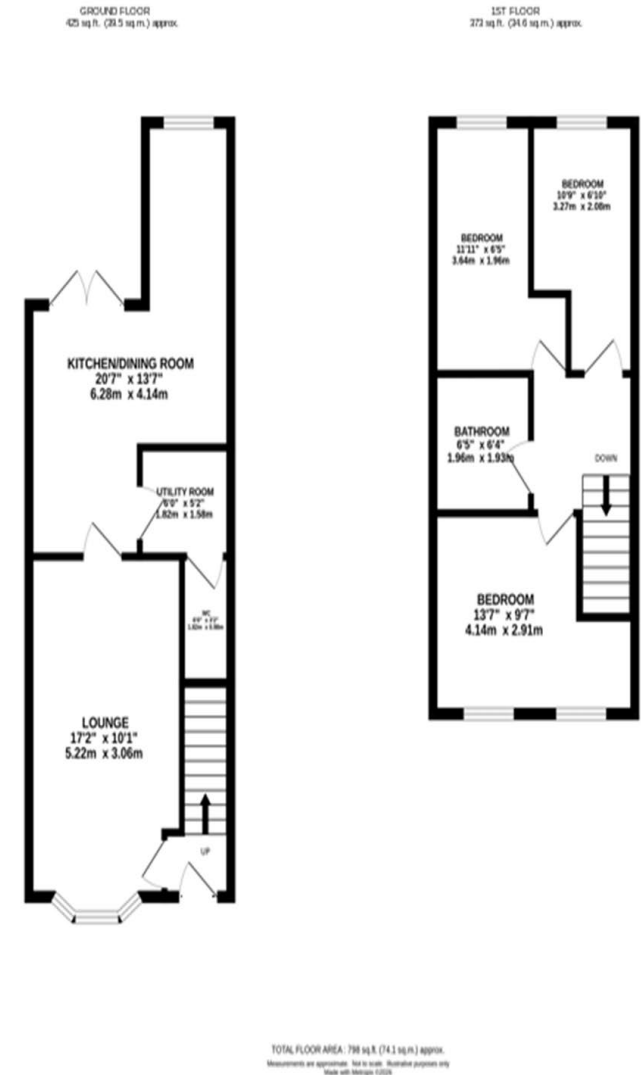
MACCLESFIELD OFFICE

01625 511367

macclesfield@gascoignehalman.co.uk

80-82 Waters Green macclesfield SK11 6LH

**GASCOIGNE
HALMAN**



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.