



53 Treacle Avenue, Macclesfield

Macclesfield

£350,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



53 Treacle Avenue

Macclesfield, Macclesfield

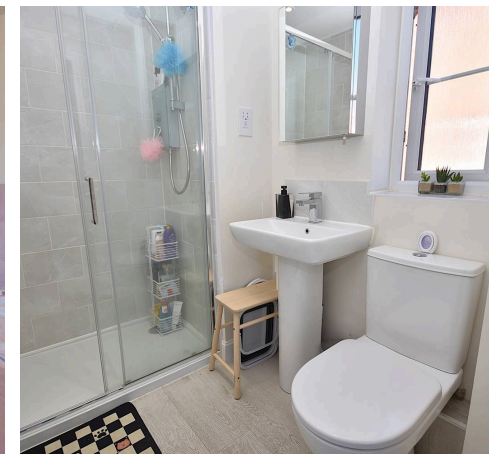
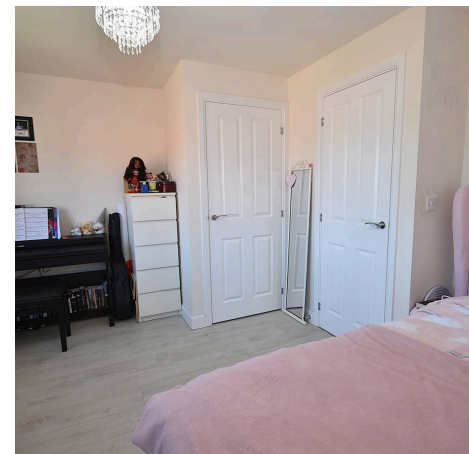
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- An Extremely Well Proportioned Three/Four Bedroom Town House
- Fabulous Position On This Sought After Development
- Open Views To Both The Front And The Rear
- Good Sized Open Plan Dining/Kitchen
- Remainder Of Th NHBC Guarantee (10 years from 2022)



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Macclesfield, Macclesfield

Built to a lovely design and finished in 2022 this excellent proportioned semidetached home offers beautifully presented accommodation over three floors with a good sized garden, parking and a fabulous position overlooking open fields.

This house is tucked away on this sought after development and still having the remainder of the NHBC guarantee and in brief comprises of an entrance hall with wooden effect floor, double door cloaks cupboard also housing the gas boiler, there is an attractively fitted cloakroom/WC and the stairs to the first floor. To the rear of the house is a well proportioned open plan dining kitchen which is attractively fitted in a matching range of units, French doors and full length windows giving access onto the private garden, good amounts of room for a kitchen table and comfy seating, there is also a useful under stairs storage cupboard. To the front of the house is a study or could also be used as a fourth bedroom.

On the first floor there is the landing with a return staircase giving access to the second floor, to the front of the house is the lounge which enjoys lovely views over the open fields, on this level there is also a good sized double bedroom with an en suite shower room, on the second floor there is a landing, loft access, two great sized double bedrooms and the main bathroom with a shower over the bath.

Outside the garden is enclosed via fencing, laid to lawn. To the front there is further lawned gardens and parking.

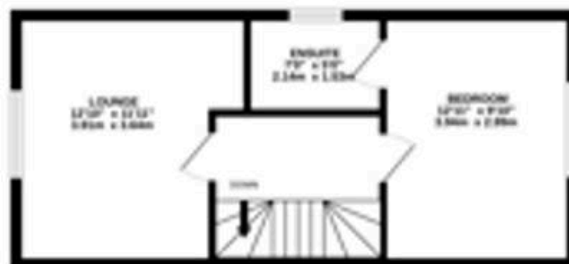
This house is in a fabulous position, giving superb views over fields and hills in the distance and an



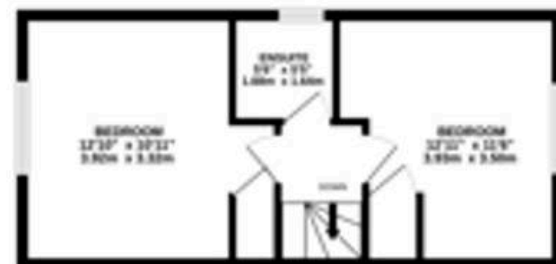
GROUND FLOOR
325 sq ft (30.2 sq m.) approx.



1st FLOOR
370 sq ft (34.4 sq m.) approx.



2nd FLOOR
357 sq ft (33.2 sq m.) approx.



TOTAL FLOOR AREA : 1053 sq ft. (97.8 sq m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropax C2025

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