



**GASCOIGNE
HALMAN**

8 MONTROSE CLOSE, MONTROSE CLOSE,
MACCLESFIELD

THE AREAS LEADING ESTATE AGENT



8 MONTROSE CLOSE, MONTROSE CLOSE, MACCLESFIELD

575,000

A well presented spacious four bedroom two bathroom detached family home enjoying a large open plan family room/dining kitchen, south west facing private garden and a great cul de sac location.

A Spacious Four Bedroom Two Bathroom Detached Family Home.

Large Private South West Facing Rear Garden.

Fabulous Open-Plan Family Room And Dining/Kitchen. Spacious Lounge And A Separate Study/Sitting Room. Beautifully Re-Fitted En-Suite Shower Room And Main Bathroom.

Single Garage And Utility Room.

Very Well Presented Throughout.





DESCRIPTION

Built to a most appealing design this spacious beautifully presented four bedroom two bathroom detached family home enjoys a lovely cul-de-sac location just off Victoria Road in Macclesfield, the house stands in lovely private gardens and is not overlooked to both the front and rear. The hub of every home is the kitchen these days and this house has a fabulous open-plan dining/kitchen which opens through into the large family room/conservatory, this really is a wonderful entertainment space and family area.

The house is presented to show house standards throughout and in brief comprises of an entrance hall, stairs to the first floor, galleried landing and under-stairs storage cupboard, there's a spacious lounge with a bay window to the front aspect and a bespoke high quality fireplace with a living flame gas fire, the large dining/kitchen is positioned to the rear of the house, and being fitted in a range of white fronted units, with integrated appliances, breakfast bar seating, ample room for a large dining table and this opens directly through into the high quality conservatory, radiators, glass roof and doors onto the garden, the utility room/ boot-room, beautifully re-fitted cloakroom/WC and access through into the garage, its a single cupboard, there's a single garage as the other half has been converted into a single study, an up and over door, overhead storage, plumbing and housing for a washing machine, tumble dryer, sink unit and the gas fired central heating boiler.

Off the hallway is a very useful study or second sitting room enjoying a window to the side.

On the first floor all of the four bedrooms are accessed via the galleried landing, the landing is extremely light with a window to the front aspect, there is a useful airing cupboard housing the hot water cylinder, the master bedroom is fitted with an extensive range of fitted wardrobes, en-suite shower room, fully tiled walls, and window to the side, three further bedrooms all of good proportions and the family bathroom, beautifully re-fitted in a three-piece suite with a shower over the bath, high quality gold fittings, and towel rail.

Outside to the rear there is a south west facing private garden which is a good size, mainly laid to lawn, patio, decked area, enclosed via fencing and mature hedging to the front a blocked paved driveway and lawned gardens.

DIRECTIONS

SAT-NAV SK10 3QY

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

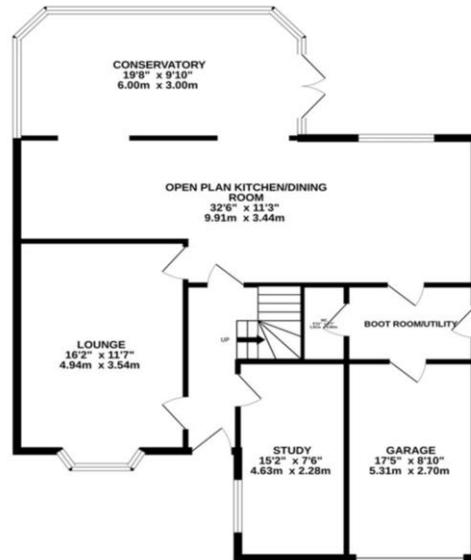
Leasehold

We are informed by our client that the property is leasehold with a residue of 959 years and subject to a ground rent of £100. Prospective purchasers are advised to confirm these points with their solicitor

LOCAL AUTHORITY

CHESHIRE EAST BC CTB F

GROUND FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1650 sq.ft. (153.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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