



**GASCOIGNE  
HALMAN**

52 WHALLEY HAYES, WHALLEY HAYES,  
MACCLESFIELD EPC: TBC

THE AREAS LEADING ESTATE AGENT

| £347,500.00

A handsome Edwardian semi detached home with accommodation over three floors enjoying four bedrooms and two bathroom. The house is in need of refurbishment but offering great potential. Private gardens, cellars and a great location close to the Town Centre.

- A Substantial Edwardian, Semi Detached Family Home
- In Need Of Updating Throughout
- Offering Great Potential To Create A Stunning Family Home
- Great Location Close To The Town Centre
- Private Rear Garden
- Four Bedrooms And Two Bathrooms

### DESCRIPTION

A substantial four bedroom, two bathroom, Edwardian semi detached family home with accommodation over three floors, plus cellars, in need of updating but offering fabulous potential to create a lovely family home.

The house is situated a short walk away from the town centre and enjoys a private rear garden. The property in brief comprises of an entrance hall, with the stairs to the first floor, fabulous size lounge to the front, with the original sash bay window and an attractive solid fuel fire. There is a dining room/sitting room again being a great size room, having a window overlooking the garden. The kitchen is fitted in a range of units, houses the glow worm gas fired central heating boiler and having a door and window on the garden.

On the first floor there is the landing giving access into all the rooms, the stair case giving access onto the top floor, there are two large double bedrooms, one of which having a en suite shower room. There is an attractively fitted family bathroom and a large walk-in storage room which would make an ideal separate WC or further shower room. On the top floor there is a landing and

two further bedrooms.

### Cellars

The cellars comprise of two chambers, ideal for storage and are access via a door from the garden.

Outside to the rear there is a good size garden, mainly laid to lawn and enclosed via fencing, to the front there is a small garden and path giving access to the property.

### DIRECTIONS

Postcode For Satnav :SK10 1BS

### 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

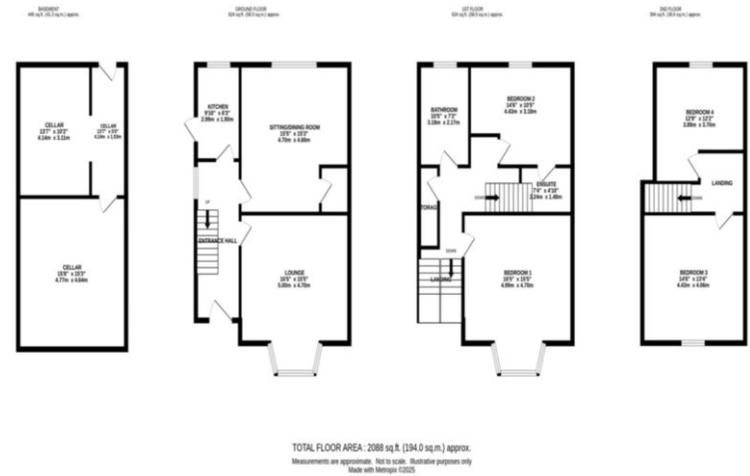
We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

### EPC

TBC

### COUNCIL TAX

Band F



## MACCLESFIELD OFFICE

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