



**GASCOIGNE
HALMAN**

226 BOND STREET, BOND STREET, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

ASKING PRICE £235,000

A beautifully maintained two bedroom home offering light-filled living space, contemporary finishes throughout, and a charming east-facing garden.

Two Double Bedroom Home, Beautifully Presented Throughout.
Bright Lounge And Spacious Dining Room.
Modern Kitchen With Integrated Appliances.
Useful Cellar Storage.
East-facing Garden With Patio.
Great Location In Macclesfield.

DESCRIPTION

This beautifully presented and immaculately maintained home offers stylish, ready-to-move-into accommodation throughout, combining character features with modern finishes.

Upon entering the property, you are welcomed into a bright inviting lounge, featuring wooden flooring that flows seamlessly through to the dining room. The lounge benefits from a large front-facing window, allowing plenty of natural light, alongside a feature tiled fireplace with integrated lighting and contemporary tall radiator.

The dining room continues the sense of space and light, with French doors opening out onto the garden, creating the perfect setting for entertaining. From here, there is access to a useful cellar space, ideal for storage, as well as stairs rising to the first floor. Throughout the ground and first floor the property benefits from high quality oak internal doors.

To the rear, the kitchen overlooks the garden and is finished with tiled flooring, cream cabinetry and marble-effect worktops. Integrated appliances include a fridge freezer, oven, electric hob with extractor above, and sink. The kitchen also houses a Worcester boiler.

Upstairs, the property offers two well proportioned bedrooms and a family bathroom. The bathroom is accessed via a small step down and features a window to the rear, laminate tiled flooring, bath with shower over, WC, wash basin, extractor fan, and a tall radiator.

The first bedroom is a comfortable double overlooking the rear of the property, beautifully presented with neutral carpets in excellent condition, creating a clean inviting space. The main bedroom is positioned to the front and is a particularly bright and spacious room, also benefiting from well presented carpets, offering excellent storage potential and ready to move in feel.

Externally, the property enjoys a lovely East facing garden. The fenced patio area provides an ideal space for outdoor dining, with planted borders adding character and charm. Additional benefits include gated rear access to the road, bin storage, an outdoor tap and external power point.

DIRECTIONS

POSTCODE FOR SATNAV: SK11 6RG

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

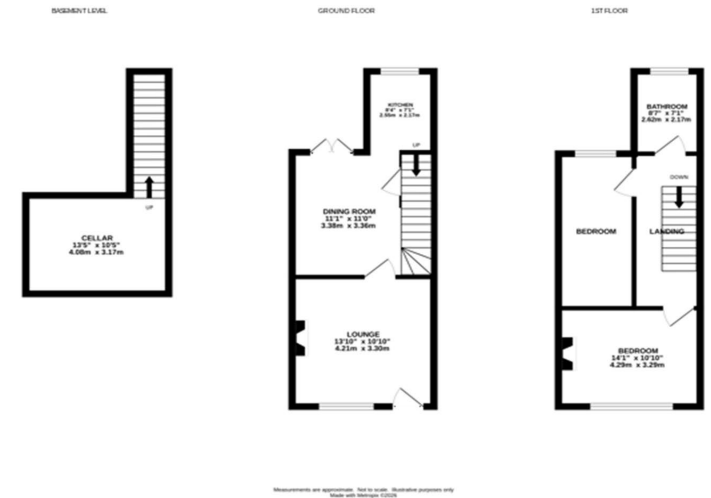
We are informed by our client that the property is leasehold with a residue of 825 years and subject to a ground rent of £0.

LOCAL AUTHORITY

CHESHIRE EAST CTB B

ENERGY PERFORMANCE CERTIFICATE

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HALMAN**

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