

**4 HULLEY PLACE**  
Macclesfield  
**OFFERS OVER**  
**£120,000**



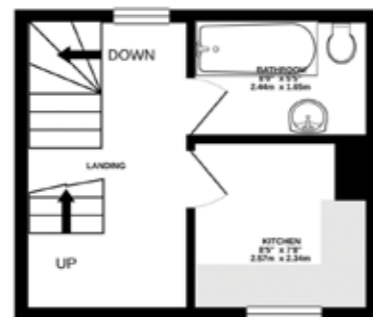
Situated in a secluded courtyard setting, a character THREE STOREY STONE BUILT MAISONETTE, fully modernised offering stylish ONE BEDROOM accommodation, with the added benefit of NO VENDOR CHAIN.

**GASCOIGNE HALMAN**

GROUND FLOOR



1ST FLOOR

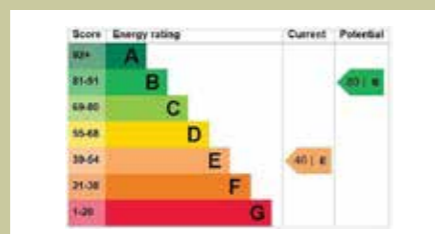


2ND FLOOR



TOTAL FLOOR AREA : 592 sq. ft. (55.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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THE AREAS LEADING ESTATE AGENCY

Macclesfield  
80-82, Waters Green, MACCLESFIELD SK11 6LH  
01625 511367 macclesfield@gascoignehalman.co.uk

gascoignehalman.co.uk





- Character Three Storey Stone Maisonette
- Attractive Courtyard Setting
- Stylish Modernised Accommodation
- Generous double bedroom

- Upgraded Kitchen
- Spacious Lounge
- uPVC double glazing, Electric Radiators
- Must be viewed - NO ONWARD CHAIN

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Macclesfield



**DESCRIPTION**

Hulley Place is a secluded courtyard with only a handful of properties situated in the popular Hurdsfield area of Macclesfield. Fronted by the courtyard and with attractive stone elevations, the stylish accommodation must be viewed to be appreciated. On the ground floor the entrance hall leads into a good size lounge with deep understairs storage cupboard, whilst the first floor offers an updated kitchen with built in oven and hob, as well as the spacious bathroom fitted with a new suite including an overhead shower. The top floor features the excellent double bedroom with built in wardrobes and further cupboard space.

The property benefits from uPVC double glazing and electric radiators and has the further advantage of no onward chain, making it ready for immediate occupation.

**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.

**DIRECTIONS**

Leaving Macclesfield along Hurdsfield Road, after passing Timber Street and Howe Street on the left, and just before Hulley Road on the left, Hulley Place will be seen as a courtyard on the left hand side, clearly signposted.

**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.

**SERVICES (NOT TESTED)**

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

**LOCAL AUTHORITY**

Cheshire East Borough Council. Tax Band : B

**VIEWING**

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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