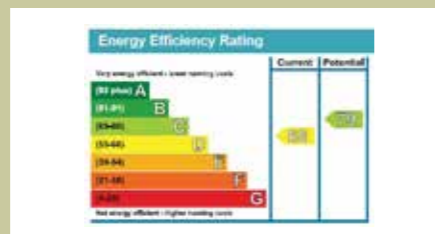
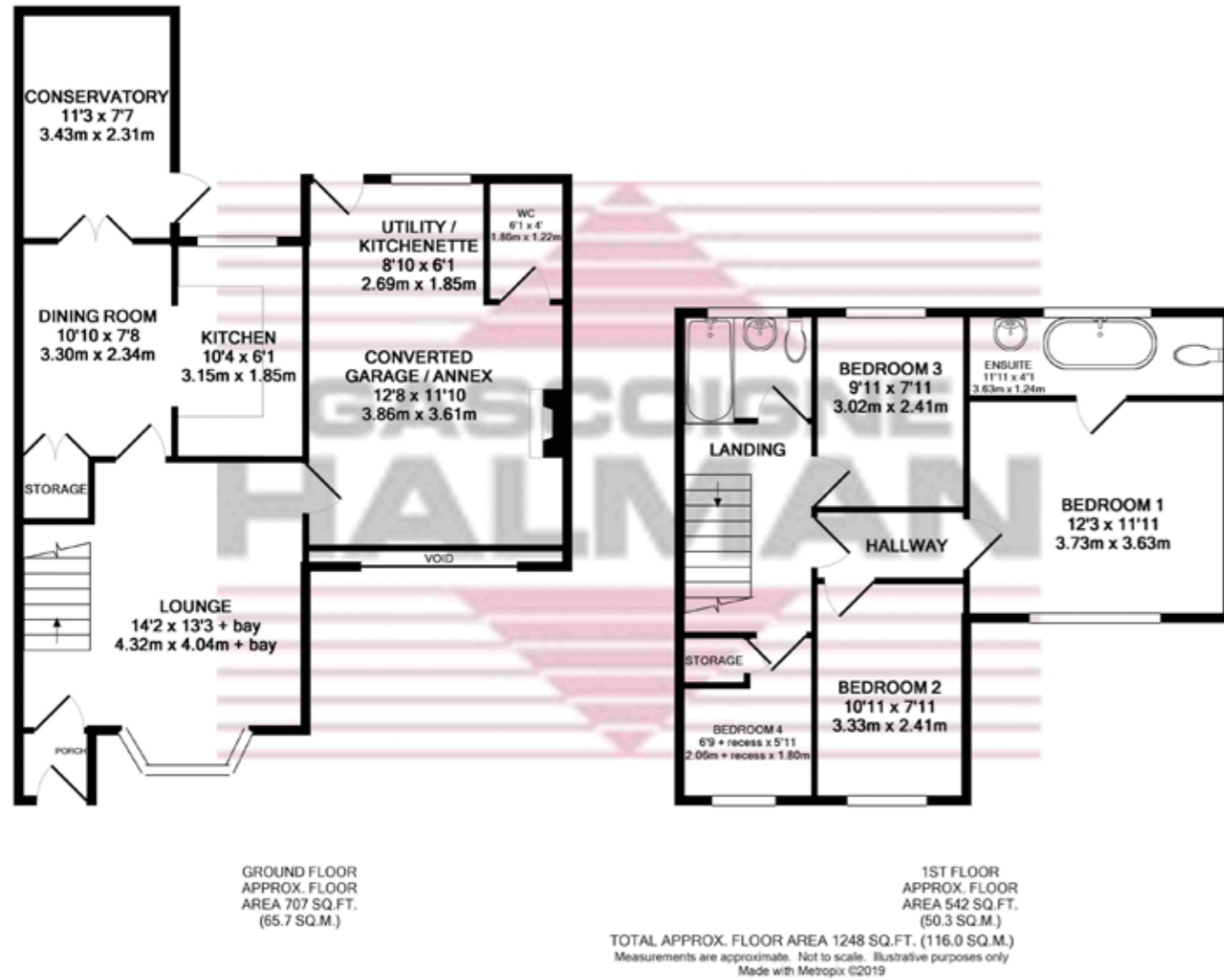


49 HOME FARM AVENUE
Macclesfield
£265,000



NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

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

gascoignehalman.co.uk



A superbly presented, extended modern semi detached home, close to Fallibroome Academy, with FOUR BEDROOMS, TWO BATHROOMS, a converted garage, ample off road parking, sunny south facing garden and a CONSERVATORY.

GASCOIGNE HALMAN

- Extended modern semi detached
- Sought after location near hospital
- Four bedrooms, two full bathrooms
- Three reception rooms

- Attractive kitchen and utility area
- Conservatory overlooking south facing garden
- Ample off road parking
- uPVC double glazing and Gas fired central heating

£265,000

49 HOME FARM AVENUE

Macclesfield



DESCRIPTION

Home Farm Avenue is a popular residential area, close to the hospital and Fallibroome Academy, with this particular property occupying a prime spot, at the end of the cul-de-sac. There is ample parking to the front and side of this modern semi detached, whilst the well tended south facing rear garden is particularly private, not being overlooked by neighbouring properties. The accommodation has been extended and upgraded in recent years and provides versatile family space, with a vestibule opening into the bay fronted lounge. A lovely bright and airy dining room opens into the good size modern kitchen and a sunny conservatory with access to

the garden. The garage has been converted into a useful utility area/kitchenette, family room with fireplace and a separate WC. At first floor level there are four bedrooms, three being doubles, an upgraded bathroom and a superb full en-suite bathroom to the master. A great family home in this sought after location, 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 Cumberland Street, after passing Sainsburys on the right, continue to the next roundabout, taking the third exit into Prestbury Road. At the mini roundabout bear left into Victoria Road and continue past the hospital and cricket ground, taking the last turning on the right, before reaching the roundabout, into Home Farm Avenue. Follow the round for some distance and round to the left, where the property can be found at the end of the cul-de-sac on the right. POSTCODE : SK10 3QW

TENURE

We are informed by our client that the property is leasehold with a residue of around 970 years and subject to a ground rent of £80 pa (if paid within 14 days of due date), otherwise £90 pa. Prospective purchasers are advised to confirm this point with their solicitor.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Borough Council. Tax Band : C

VIEWING

Viewing strictly by appointment through the Agents.

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



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