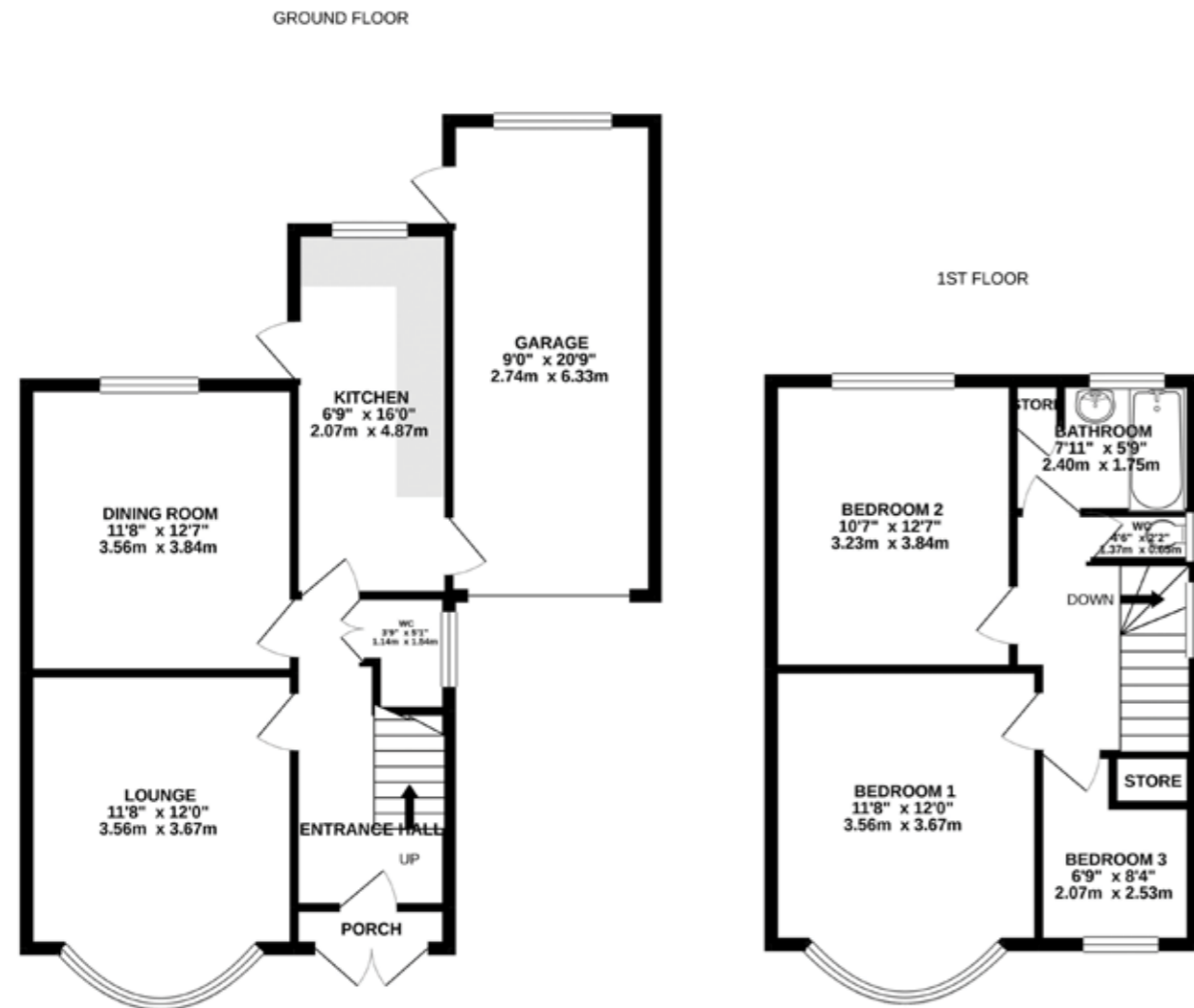


HOLLY KNOLL
 28 Gawsworth Road, Macclesfield
GUIDE PRICE
£350,000 - £375,000



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 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

1930's DETACHED family home situated on a popular residential road, in a lovely elevated position with views to the hills at the front, offering TWO RECEPTION ROOMS, THREE BEDROOMS, TANDEM GARAGE and particularly private mature rear gardens.

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

gascoignehalman.co.uk



GASCOIGNE HALMAN

- 1930's Detached Family Home- PRICE £350,000 TO £375,000
- Sought after Residential Road nr Broken Cross
- Three Bedrooms
- Two good size reception rooms
- Tandem Garage with utility area

- Long drive for ample off road parking
- Elevated mature front garden
- Well tended, especially private rear garden
- Lovely views towards the hills to the front
- uPVC double glazing and gas fired central heating

GUIDE PRICE
£350,000 - £375,000

HOLLY KNOLL

28 Gawsworth Road, Macclesfield



DESCRIPTION

Gawsworth Road is a much sought after residential road near Broken Cross, with this particular 1930's detached home occupying a lovely elevated spot set back from the road by a garden with mature hedging and a long driveway for ample off road parking, which leads to the integral tandem garage with utility area and access to the kitchen. Special mention must be made of the westerly facing rear garden, which is beautifully maintained with mature borders, lawns and a patio. The accommodation has a traditional layout, with a good size lounge with bay window and electric stove, an equally generous dining room, also with electric stove, overlooking the garden

and a fitted kitchen with space for appliances, a useful pantry cupboard and access to the garden. In addition there is an understairs WC. At first floor level there are three bedrooms, two being good doubles, a family bathroom with airing cupboard and a separate WC. A great home with potential for extension.

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 Chester Road continue to the Broken Cross roundabout and turn left onto Gawsworth Road. Proceed for a short distance where the property can be found situated on the right. POSTCODE : SK11 8UE

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)

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 : D

VIEWING

Viewing strictly by appointment through the Agents.

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



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