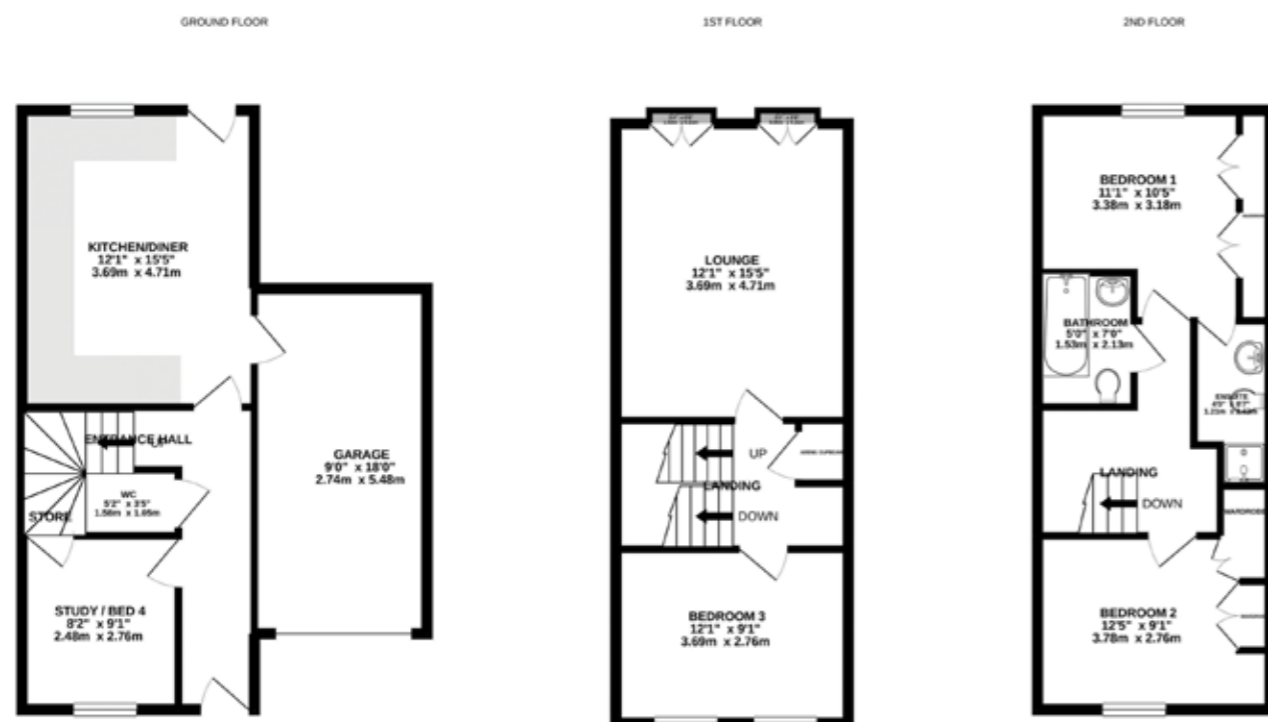
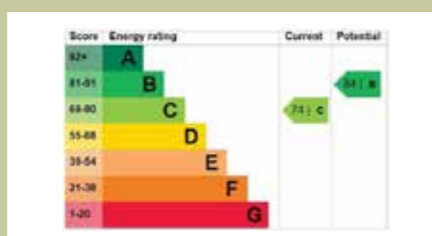


**17 MOSS CHASE**  
Macclesfield  
**£325,000**



TOTAL FLOOR AREA: 1295 sq ft. (120.3 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



**GASCOIGNE HALMAN**

With larger than average south westerly facing gardens and an excellent frontage, a modern END TOWN HOUSE, with versatile accommodation including THREE/FOUR BEDROOMS, TWO BATHROOMS and a GARAGE.

- Superbly Presented Modern End Town House built 2007
- Lounge with two sets of double doors to Juliet balconies
- Generous dining kitchen with appliances and access to garden
- Three Double Bedrooms, Single downstairs bedroom
- Two Bathrooms, one en-suite plus downstairs WC

- Wide plot with larger than average well stocked garden
- Integral Garage with access to kitchen
- Wide Driveway and Front Garden
- Gas fired central heating on Nest Smart Thermostat
- uPVC double glazing

**£325,000**

**17 MOSS CHASE**

Macclesfield



**DESCRIPTION**

Moss Chase is an attractive modern close constructed by Bovis Homes builders of repute circa 2007. This particular property occupies one of the finest spots, with a larger than average south westerly facing rear garden, as well as a wide frontage with driveway and garden. The plot is wider than most, being apparent especially at the rear, with large areas laid to lawn, herbaceous borders and a large patio extending to the side, enjoying the sunny south westerly aspect. The superbly presented accommodation has a flexible layout, including a large hall with WC, study/bedroom 4 and a generous dining kitchen with a door to outside and integral access to the

garage. To the first floor the lounge features two double doors to Juliet balconies and there is a spacious third bedroom, whilst the second floor features the master bedroom with built in wardrobes and a well appointed en-suite shower room, a further double bedroom and the family bathroom. A lovely home 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 Park Lane, continue to the traffic lights with Oxford Road turning left onto Congleton Road. Take the second turning left onto Moss Lane and continue for some distance turning right into Moss Chase, where the property can be seen straight ahead on the right hand side.  
POSTCODE : SK11 7WJ

**TENURE**

We are advised by our clients 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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**GASCOIGNE HALMAN**