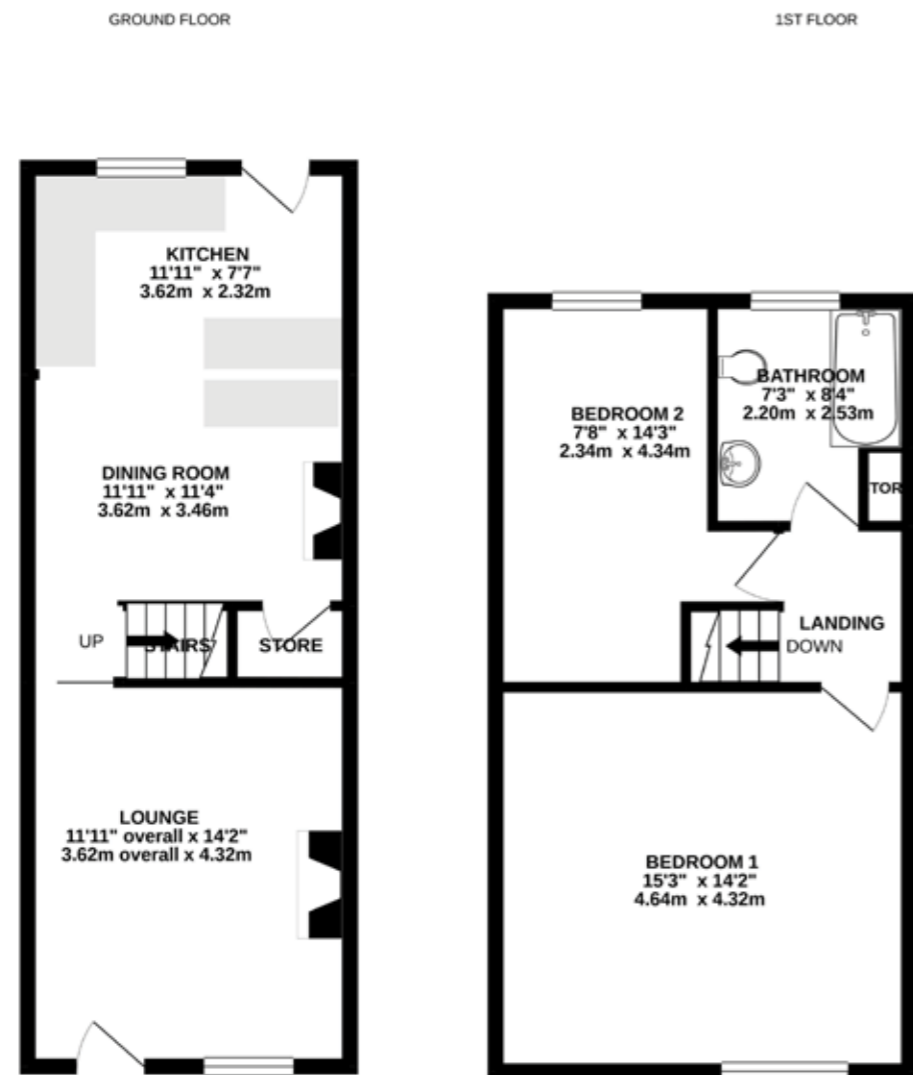


**25 ARMITT STREET**  
Macclesfield  
**£175,000**



TOTAL FLOOR AREA: 825 sq.ft. (76.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**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](http://gascoignehalman.co.uk)



**GASCOIGNE HALMAN**

A superbly presented character MID TERRACED COTTAGE with larger than average rooms, to include TWO RECEPTION ROOMS, TWO DOUBLE BEDROOMS and a PRIVATE SOUTH FACING GARDEN.

- Handsome period middle terrace
- Great location close to town centre
- Two separate reception rooms
- Two generous double bedrooms

- Modern bathroom
- Superbly fitted kitchen
- South Facing Town Garden
- uPVC double glazing, Gas fired central heating

£175,000

25 ARMITT STREET

Macclesfield



#### DESCRIPTION

Armitt is situated in an excellent location within reasonable walking distance to the town centre and train station. This superbly presented, larger than average middle terrace has handsome rendered elevations with uPVC double glazed windows and to the rear there is an attractive paved, south facing town garden including a large timber build storage shed. The accommodation offers two separate reception rooms and the kitchen is extensively fitted including a built in oven/hob. To the first floor there are two large bedrooms, the master being over 15 ft in length with built in wardrobes, and the generous bathroom features a modern suite with

overhead shower. With uPVC double glazing, gas fired central heating and with attractive décor throughout, the house is 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

Travel out of Macclesfield along Sunderland Street towards Park Green, continue over the traffic lights into Park Street and bear left at the roundabout into Park Lane. Take the fourth turning on the right into South Park Road and second right into Armit Street, where the property can be found situated on the right. POSTCODE : SK11 6SD

#### 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 : B

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN