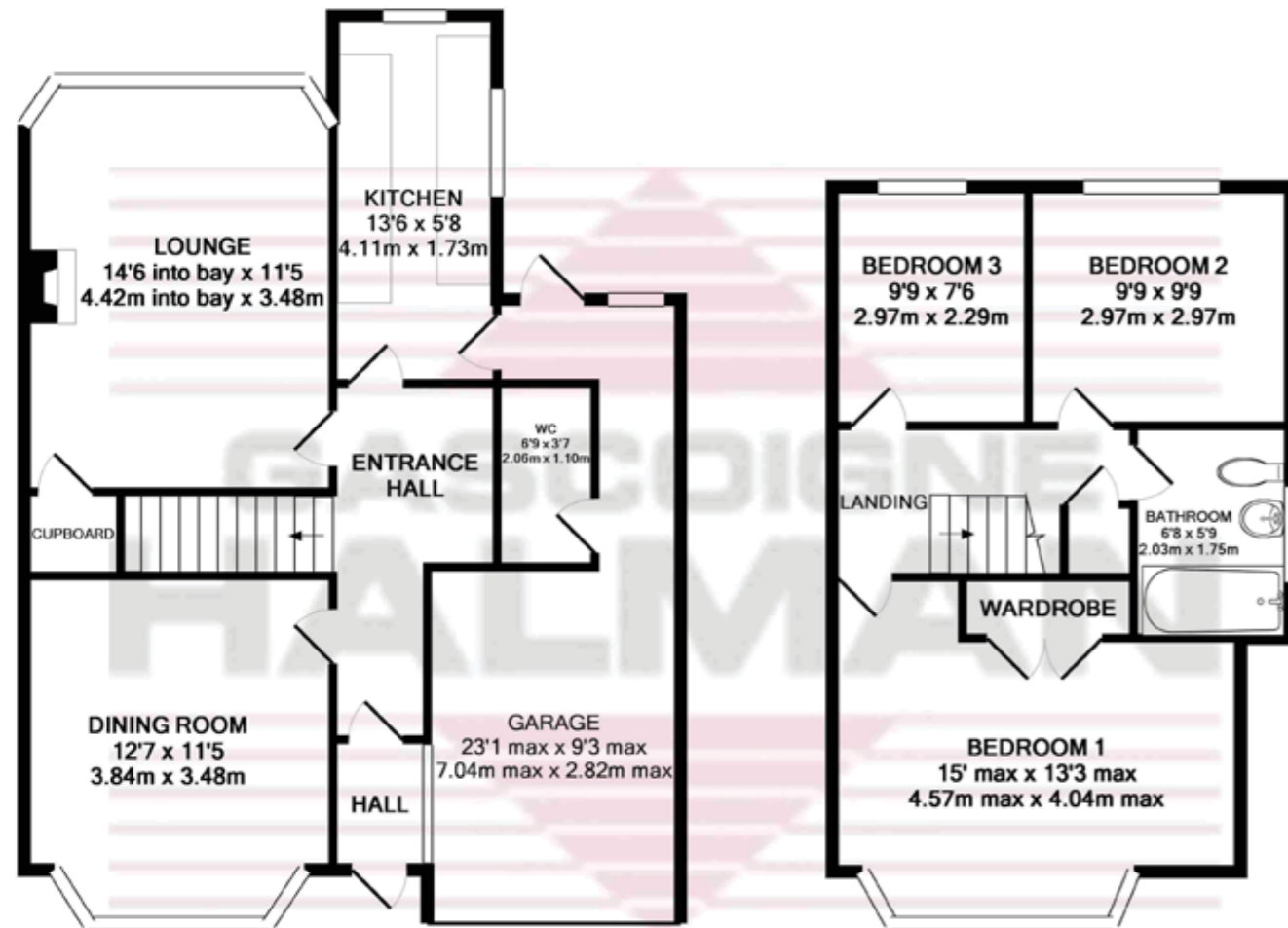


14 NORTHGATE AVENUE
Macclesfield
GUIDE PRICE
£175,000



GROUND FLOOR
APPROX. FLOOR
AREA 694 SQ.FT.
(64.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1120 SQ.FT. (104.1 SQ.M.)
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



Situated in an excellent location just a short stroll from the town centre, a spacious 1930's SEMI DETACHED HOUSE, with THREE BEDROOMS, TWO RECEPTION ROOMS, driveway, garage and a private garden. uPVC double glazing and gas fired central heating.

GASCOIGNE HALMAN

- FOR SALE BY AUCTION AT
- TYTHERINGTON GOLF AND LEISURE CLUB
- THURSDAY 14TH MARCH 2019 AT 4PM
- OPEN VIEWINGS SAT AND WED 2PM TO 3PM
- COMMENCING SATURDAY 9TH FEBRUARY 2019

- Private South Facing Garden
- Spacious 1930's Semi Detached
- Driveway and Garage
- Two Reception Rooms
- Three Bedrooms
- uPVC double glazing and GFCH

**GUIDE PRICE
£175,000**

14 NORTHGATE AVENUE

Macclesfield



Northgate Avenue is situated in a highly sought after location, a short distance from the town centre and the train station. Constructed in the 1930's, this traditional bay fronted semi detached offers excellent accommodation and potential for some further improvements. Fronted by a garden and driveway, there is a deep garage which is over 23ft in length and includes a WC. On the ground floor a spacious hall gives access to two good size reception rooms, both with bay windows, and a 13ft kitchen. To the first floor there are three well proportioned bedrooms, the master including built in wardrobes, and a spacious bathroom.

To the rear there is a well enclosed south facing garden and the property has the added benefit of gas fired central heating and uPVC double glazing.

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 Beech Lane and take the first turning on the left into Coare Street and the first turning on the right into Brock Street. Take the second turning on the left into Northgate Avenue, where the property can be found on the left hand side. POSTCODE : SK10 3AE

TENURE

We are informed by our client that the property is a long leasehold and subject to a ground rent of £4 per annum. 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.

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



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