



71 Macclesfield Road, Holmes Chapel

£300,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

# 71 Macclesfield Road

Holmes Chapel

Offered with no onward chain this well-proportioned two bedroom semi-detached house presents an excellent opportunity for those seeking a home with potential to personalise and add value. Ideally situated close to local amenities, reputable schools and convenient transport links, the property offers a practical layout suitable for a range of buyers.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Potential to put your own stamp on the property
- No onward chain
- Close to amenities, schools and transport links
- Living room, kitchen, conservatory and downstairs wc
- Two double bedrooms, bedroom one with built in wardrobes
- Possibility of altering layout upstairs to create a third bedroom. Subject to relevant planning
- Three piece bathroom
- Private mature garden and ample off road parking



# 71 Macclesfield Road

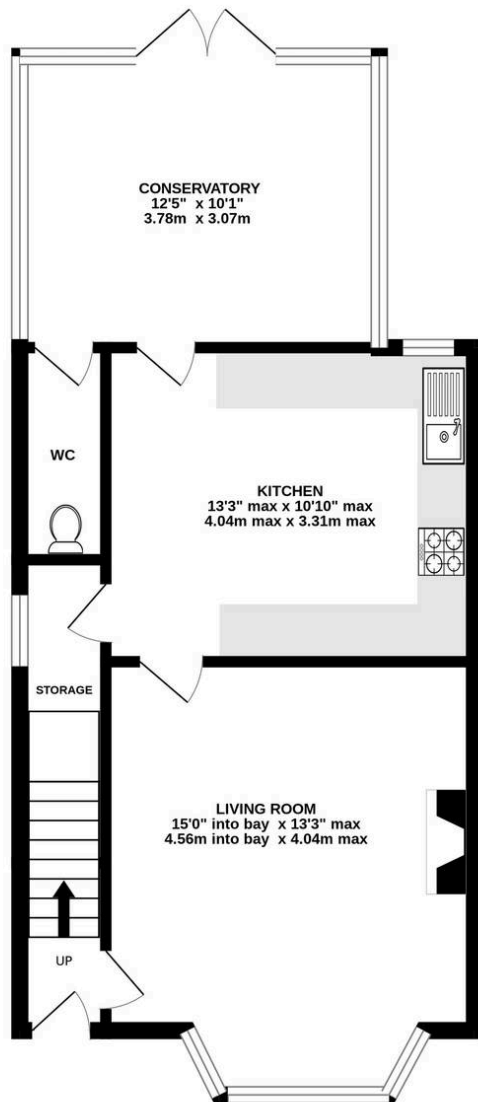
Holmes Chapel

Upon entering, you are welcomed by a spacious living room with its bay window letting in plenty of natural light. The kitchen is well-sized and leads through to a bright conservatory, creating a versatile space for dining or enjoying views of the garden. A downstairs WC adds further convenience to the ground floor. Upstairs, you will find two generous double bedrooms, with the principal bedroom benefiting from built-in wardrobes for ample storage. The accommodation is completed by a three piece family bathroom. With its flexible layout and scope for cosmetic improvement, this property is an ideal canvas for first time buyers, young families or investors.

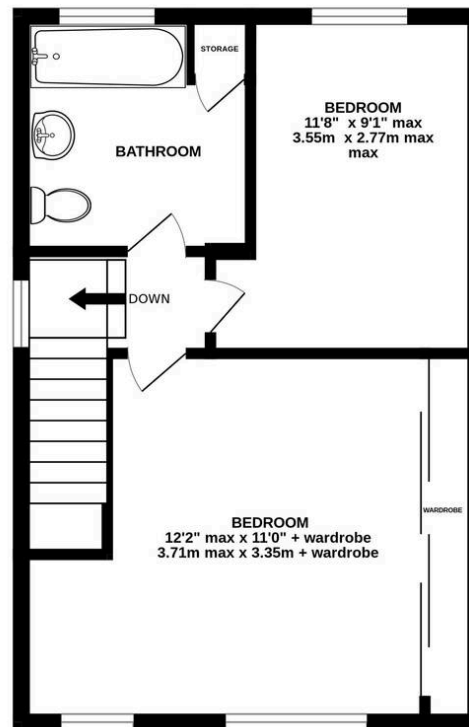
Externally, the property boasts an impressive private garden, featuring mature planting and a well-maintained lawn, providing a tranquil setting for outdoor activities or summer gatherings. The garden offers plenty of space for children to play or for keen gardeners to create their own haven. To the front and side of the house, there is ample off road parking, ensuring convenience for multiple vehicles and visitors alike. Early viewing is highly recommended to appreciate the full potential and enviable setting of this home.



GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.





THE AREA'S LEADING ESTATE AGENCY