



76 Ecton Avenue, Macclesfield

Macclesfield

Offers Over £900,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



76 Ecton Avenue

Macclesfield

- Four-Bedroom Detached Family Home
- Standing In Just Under 2 Acres Of Land With Formal Gardens, Paddocks And Two Stables
- Fabulous Far Reaching Views
- Best Of Both Worlds With Land Yet Within Walking Distance To The Town Centre
- Beautifully Presented Throughout With A Large Open-Plan Dining/Kitchen And Family Room
- Spacious Open-Plan Kitchen, Dining, And Family Area
- Beautifully Presented Throughout

This impressive home has been thoughtfully extended and enhanced over the years to create a spacious and versatile living environment, ideal for modern family life.

The welcoming entrance hall features oak flooring, a useful under-stairs storage cupboard, and leads to a striking galleried landing above. The main lounge is a particularly bright and inviting space, benefiting from multiple aspects, French doors opening onto the rear garden, and a charming stone fireplace with a wood-burning stove.

At the heart of the home is a superb open-plan dining kitchen, fitted with high-quality oak units, granite work surfaces, and a central island. This space flows seamlessly into a stunning family room with vaulted ceilings, exposed beams, and expansive windows that perfectly frame the countryside views. French doors open onto a raised decking area, creating an ideal space for entertaining.

Additional ground floor accommodation includes a generous utility/boot room with garden access and a convenient cloakroom/WC.





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First Floor

The first floor offers a spacious landing with ample natural light. All four bedrooms are well-proportioned and enjoy delightful views over the surrounding fields and hills. The principal bedroom benefits from a stylish en-suite shower room, while the family bathroom is fitted with a modern three-piece suite including a shower over the bath.

Outside

The property sits within beautifully maintained formal gardens, extending into a large paddock. Equestrian facilities include two well-built timber stables, with separate vehicle access points providing excellent practicality.

This is a unique opportunity to acquire a substantial family home with land, equestrian potential, and breathtaking views—all within easy reach of town amenities. Early viewing is highly recommended.

Additional external features include:

- Detached brick-built garage
- Outbuildings and wood store
- gravel track leading to the paddock and stables

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

