



EPC: No
EPC

Gaw End Lane, Macclesfield,
Asking Price: £197,500

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This wonderful family home features an open plan kitchen/diner with beautiful French doors opening into the large rear garden via the dining area or separate living area, perfect for entertaining guests or hosting family. Downstairs you'll also find a beautiful living room as well as a separate utility off the kitchen and a well-situated WC.

Upstairs there are three bedrooms, with the primary bedroom boasting an ensuite and dressing area. There is another good-sized double bedroom, a single bedroom and the family bathroom.

When you reserve, we'll include all of your flooring to make you feel more at home*.

Full market value: £395,000

50% share value: £197,500

5% deposit: £9,875

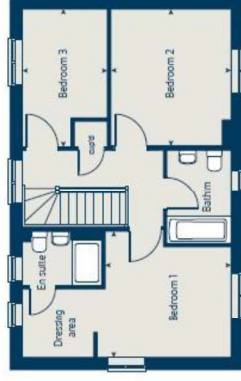
Monthly Rent on un-owned share (50%) £453

Disclaimers:

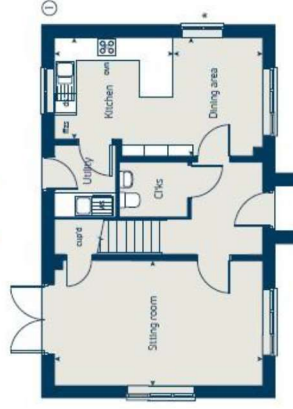
- o Rent on the unsold share is charged at 2.75% for the first year. For exact costings, please speak to an independent financial or mortgage advisor.
 - o Deposits start from 5% of your chosen share value, illustrated deposit only and depends on lender and product availability.
 - o Share percentage advertised is an example.
- Typically shares up to 75% are available depending on your affordability. Please speak to a member of the team for more information.
- o Please note images used in this listing are for illustration purposes and are not exact to the property.



First floor



Ground floor



	metres	feet / inches
Ground floor		
Kitchen	3.16 x 2.69	10' 4" x 8' 8"
Dining area	3.14 x 2.37	10' 3" x 7' 7"
Sitting room	5.53 x 3.32	18' 1" x 10' 9"

	open	open	fits	ridge triceps space	
cm	in	inch	cup/d	cupboard	measuring points
First floor					
Bedroom 1			3.39 x 3.33	11" x 10.9"	
Bedroom 2			3.61 x 3.76	11" 10" x 10' 6"	
Bedroom 3			3.61 x 2.25	11" 10" x 7' 3"	

The flow plan has been produced by the Institute of Production Engineering, University of Karlsruhe, Germany. It is based on the following assumptions:

- Room sizes, shown as numbers above plants, are indicated on plant drawings.
- Dimensions below tolerances of ± 0.4 mm should not be used other than the general dimensions.
- If specific dimensions are required, enquiries should be made to the sales consultant.
- The plant sizes shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during reconstruction.

The illustrations shown are complete generalized representations of the equipment and are not intended to be used as a guide to specific models or technical details and have only to be built in order attached to structural plans depending on the development layout. Exact specifications, machine types and whether a property built or right-handed may differ from plan to plan. Please speak to the sales consultant for more detail.

- * Window applies to selected photo only. Please see sales consultant for further details.
- ① Alternative ground floor layout applies to selected photo only. Please see sales consultant for further details.
- Produced by the Vistry Group Design Studio
- When you have finished with this leaflet please recycle it.
- NMA22 1008185 / 11.23





Council Tax Band: TBC

Tenure: Leasehold

Service Charge: £180

Viewing by appointment

T: 01625 614006

E: macclesfield@bridgfordscountrywide.co.uk
38-40 Mill Street, Macclesfield, Cheshire, SK11 6LT

rightmove

zoopla

@PrimeLocation.com



*Available on selected plots for new reservations only.
This offer cannot be used in conjunction with any other offer or discount, the offer must be clearly noted on the reservation form and cannot exceed 5% of the share value purchase. There is no alternative available.

Years Left on Lease: 999

Ground Rent: £0

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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