



**GASCOIGNE
HALMAN**

 **gleave
homes**
traditional aspects
with contemporary living

Langley Road, Langley, Macclesfield

£629,950.00

THE AREA'S LEADING ESTATE AGENCY



Langley Road development consists of two semi-detached houses perfectly set in the picturesque location of Langley Village. These four-bedroom, three bathroom homes boast traditional aspects with contemporary living. Overlooking stunning Cheshire countryside, these houses are spacious both inside and out, with ample parking and landscaped rear gardens will be available for occupation in 2025.

Property details

- Entrance hall with access to WC and cloak room
- Formal lounge
- A large, open-plan family room with kitchen, dining, living space with sliding doors to the garden
- A master bedroom over the full second floor with luxurious bathroom en-suite and dressing area
- Three further bedrooms
- A spacious, bright family bathroom
- Leicht kitchen, with NEFF appliances and a beautiful quartz worktop
- Bespoke Duravit and Hansgrohe bathroom suites
- Porcelanosa bathroom and floor tiles
- Oak-shaker-style doors throughout internally with brushed chrome handles
- TV points in all living areas and bedrooms
- Brushed chrome light switches
- CAT5 cabling to each room
- Electric Heating, Water Heat Pump and Solar Panels
- Private landscaped gardens with a stone patio and walkways
- 10-year New Homes Warranty
- Electric car charging point
- Fibre Broadband



About this property

6a and 6b Manor Terrace are for sale offering beauty and a high specification in these four bedroom, three storey properties at GIA 1500 sq ft. The layout is perfect for modern living with an entrance hall leading to a formal living space to the front, a WC, cloakroom, spacious utility and a large kitchen, dining, family room that opens to the rear gardens and patio area. The first floor provides two double bedrooms, a single bedroom and generous family bathroom with separate shower. The second floor is dedicated to the master suite with a large bedroom with a dressing area the width of the top floor. The luxurious en suite benefits from a large shower and spacious layout. Plenty of space is available in the eaves and a separate storage room accessed from the landing. The master suite is drenched in natural light from skylights throughout. Planned to be ready for occupation in late Autumn 2025, there is a fantastic opportunity to purchase off plan giving you the flexibility to apply bespoke elements to your home.

Please be aware that all images of the kitchen and bathrooms are artist impression the remaining images are library images.

www.gleavehomes.co.uk
01625 783861







DIRECTIONS

SK11 0DW

COUNCIL TAX BAND

TBC

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.

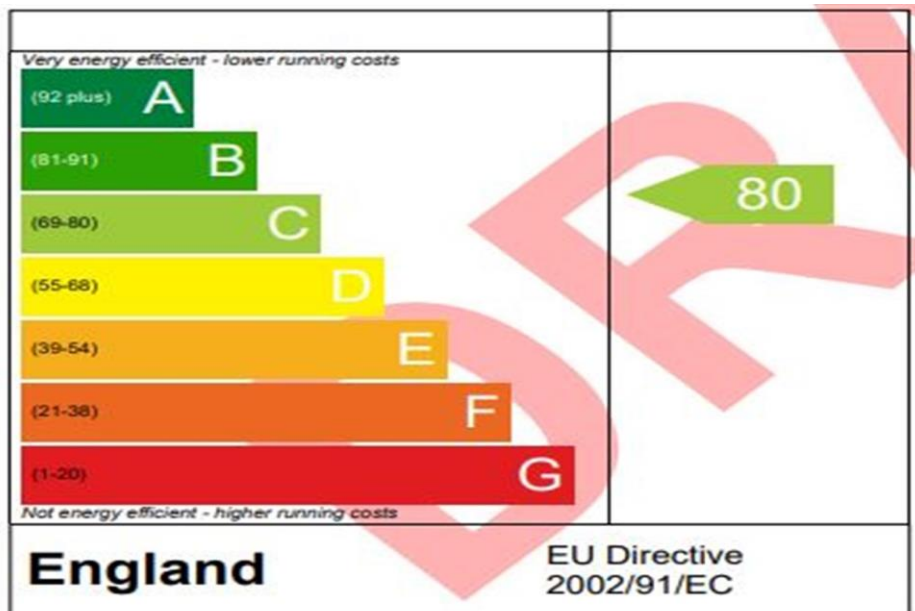
LOCAL AUTHORITY

Cheshire East BC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



PRIMARY SOURCE OF HEATING

Electric

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply & Solar

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

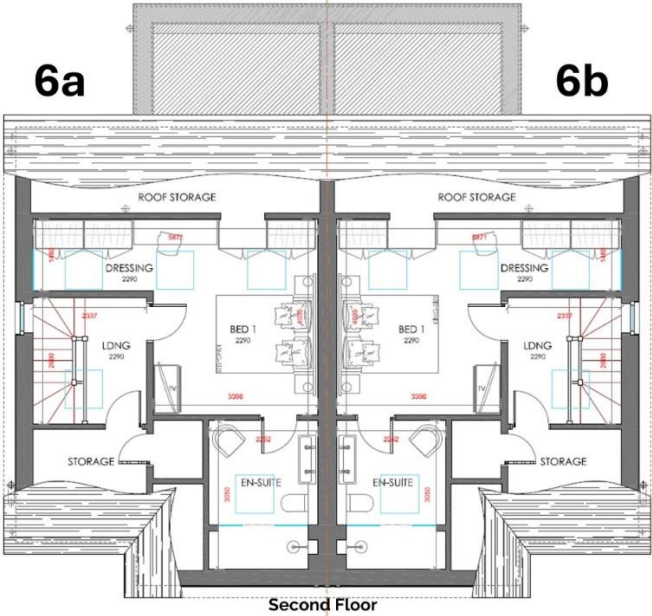
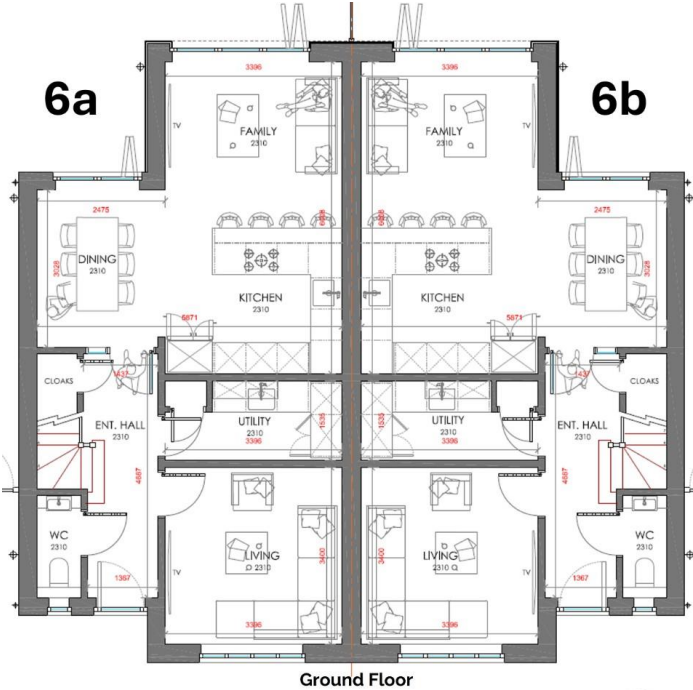
SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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.



Dimensions

Formal Living	3.4m x 3.4m
Kitchen/Dining/ Family room	5.9m x 6.0m (max)
Utility	3.4m x 1.5m
Master Suite Bed Space	3.4m x 4.0m
Master ensuite	3.1m x 2.3m
Bedroom 2	3.4m x 4.7m
Bedroom 3	3.9m x 3.4m
Bedroom 4	2.4m x 2.0m
Family Bathroom	2.4m x 3.0m



THE AREA'S LEADING ESTATE AGENCY

01625 511367 macclesfield@gascoignehalman.co.uk
80 - 82 Waters Green, Macclesfield, Cheshire, SK11 6LA