



**GASCOIGNE
HALMAN**

6A & 6B MANOR TERRACE, MANOR TERRACE
LANGLEY ROAD, LANGLEY, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT



6A & 6B MANOR TERRACE, MANOR TERRACE LANGLEY ROAD, LANGLEY, MACCLESFIELD

629,950.00

Show Home OPEN DAY 15TH NOVEMBER 12:00-15:00PM 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.



- 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
- OPEN DAY 15TH NOVEMBER 12:00-15:00PM



DESCRIPTION

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. Show Home Open and ready to move in before Christmas.

www.gleavehomes.co.uk
01625 783861

DIRECTIONS

6a and 6b Manor Terrace, Langley Road, Langley, Macclesfield SK11 0DW

LOCATION

This quiet village location is near Macclesfield Forest with access to a wealth of forest and reservoir walks as well as mountain biking. Close to Macclesfield, a thriving market town with many independent shops and cafes.

Sutton Village 1 mile

Macclesfield rail station 2.5 miles

Buxton 10.5 miles

Manchester Airport 14 miles.

TENURE

Freehold

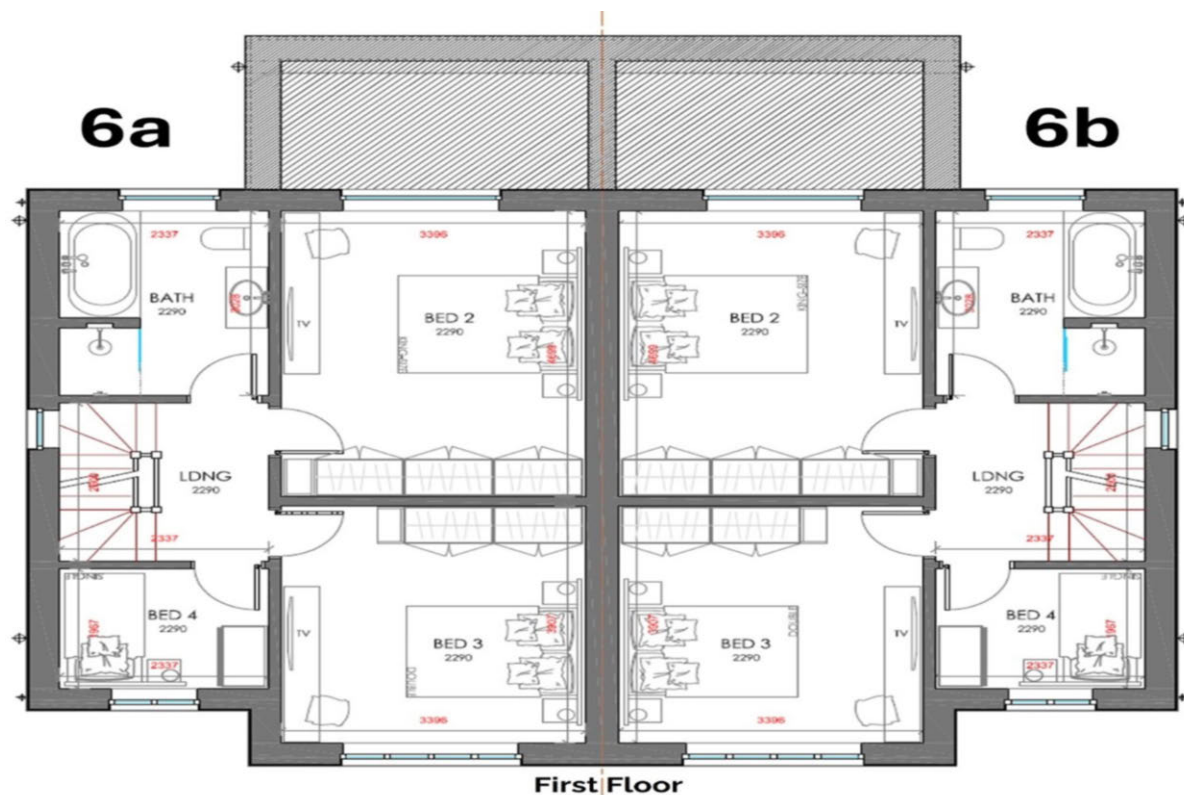
We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

EPC & LOCAL AUTHORITY

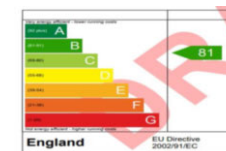
EPC: C

Cheshire East Band TBC





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