



Thornycroft Close, Gawsworth, Macclesfield, SK11 9RU.  
£185,000

Whittaker & Biggs Est. 1930

## 8 Thornycroft Close, Gawsworth

A two bedroom first floor apartment located right in the heart of Gawsworth village and with the benefit of an 18ft garage, a driveway and its own small area of garden! The property also benefits from having its own private entrance (no communal hallway) and the approach to the front door provides an elevated space to sit and enjoy the morning sun. The spacious accommodation, which has gas central heating and double glazing, briefly comprises; entrance hallway, a large 15ft living room with adjoining dining area, a fitted kitchen, two well-proportioned bedrooms and a bathroom/WC. The property does now require updating and it, therefore, represents a great opportunity for the incoming purchaser to make their own design decisions and create a home that is truly bespoke to their taste and requirements. Gawsworth provides all the trappings of village life and is surrounded by beautiful open countryside. Within the close-knit and friendly village there is popular primary school and Gawsworth Hub, which is a much loved community shop and cafe. The area is also well-known for its open air theatre at Gawsworth Hall, the beautiful historic church and fishing lakes. For those interested in getting out for country walks or cycling there are many special routes close-by. The opportunity to purchase a property in Gawsworth, at this price level, is extremely rare and a prompt viewing is, therefore, highly recommended. For sale with no onward chain.



## ACCOMMODATION

### Entrance Hall

Double glazed door and window. Built-in cupboard. Built-in airing cupboard. Radiator. Loft hatch.

### Living Room 14' 11" x 12' 0" (4.54m x 3.65m)

Large double glazed window to front. Radiator.

### Dining Area 7' 11" x 7' 8" (2.42m x 2.33m)

Radiator. Sliding door to kitchen.

### Kitchen 10' 10" x 7' 11" (3.31m x 2.42m)

Fitted kitchen units to base and eye level. Plumbing for washing machine. Gas cooker point. Stainless steel sink unit and drainer. Tiled splash backs. Double glazed window. Laminate flooring. Gas central heating boiler. Radiator.

### Bedroom One 14' 8" x 12' 0" (4.46m x 3.67m)

Double glazed window to front. Radiator.

### Bedroom Two 10' 10" x 8' 5" (3.31m x 2.57m)

Double glazed window to rear. Radiator.

### Bathroom 7' 5" x 5' 6" (2.27m x 1.67m)

Cast iron bath. Shower/mixer tap. Pedestal wash basin. Push button W.C. Recessed shelved cupboard. Radiator. Double glazed window to front.

### Outside

The entrance to the property is approached by a flight of steps and a walkway leading to the front door. A driveway leads to the brick-built garage and there is a small garden area with a lawn, paved area and mature shrubbery and Conifers.

### Garage 18' 1" x 9' 1" (5.5m x 2.78m)

Window to side. Meters for gas and electric. Light and power. Up and over door.

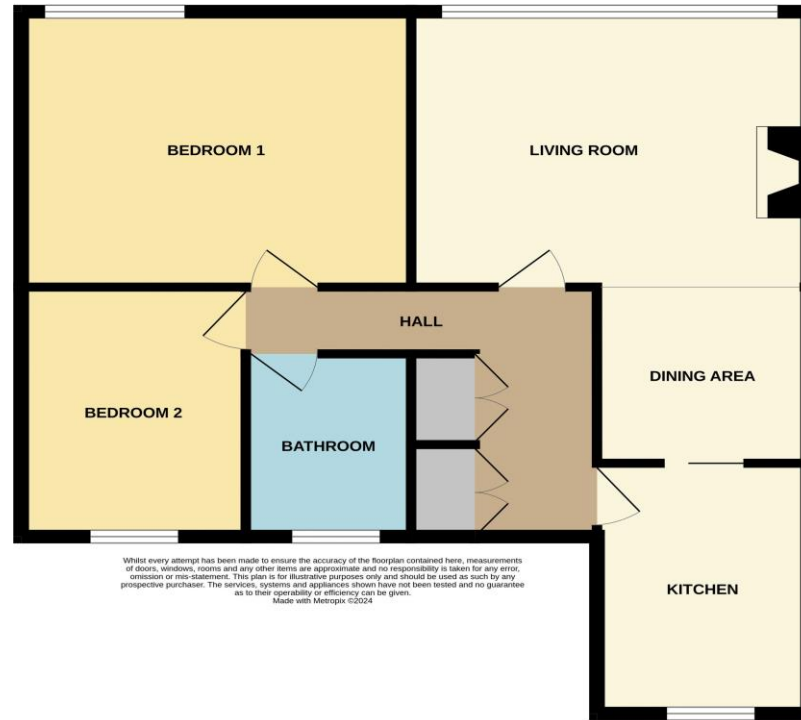
Note:

Council Tax Band: B

EPC Rating:

Tenure: believed to be Leasehold





## Directions

Proceed out of Macclesfield towards Gawsworth along Congleton Road. Upon reaching Gawsworth cross-roads turn left onto Church Lane and first left onto Woodhouse Lane. Take the first left onto Longbutts Lane and then first right onto Benbrook Way. Thoneycroft Close is the first right.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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