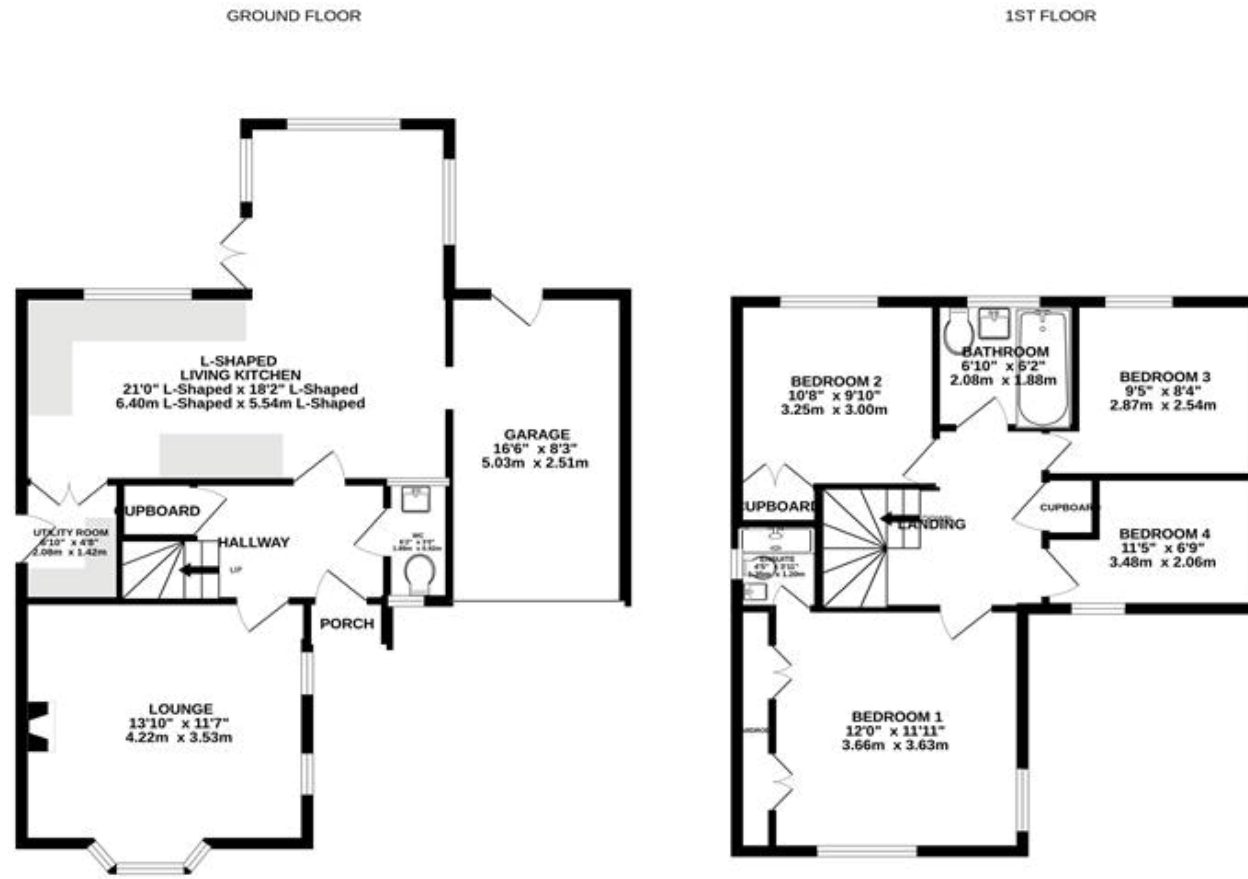


66 FEARNDOWN WAY
 Tytherington
£499,950



TOTAL FLOOR AREA: 1317 sq.ft. (122.4 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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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.

THE AREAS LEADING ESTATE AGENCY

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

gascoignehalman.co.uk



GASCOIGNE HALMAN

A STUNNING FOUR BEDROOM TWO BATHROOM DETACHED family home, situated on the much sought after Tytherington Links development, offering immaculate accommodation throughout, including a lovely OPEN PLAN FAMILY ROOM/DINING KITCHEN and a west facing garden.

- A stylish, immaculately presented 4 bedroom, 2 bathroom detached home
- Situated on the ever popular Tytherington Links development
- Generous open plan family room and dining kitchen
- Good size west facing rear garden
- Garage and parking for two cars
- uPVC double glazing, gas fired central heating run on newly fitted boiler

£499,950

66 FEARNDOWN WAY

Tytherington



DESCRIPTION

An immaculate detached family home offering spacious, refurbished accommodation throughout, boasting a good size west facing rear garden and a lovely open aspect to the front overlooking a green. The property is situated on the much sought after Tytherington Links development, with the accommodation comprising an entrance hall with attractive oak doors, understairs storage cupboard and a beautifully fitted cloakroom/WC, a main lounge with a bay window to the front and feature fireplace with wood burning stove, as well as an open plan dining kitchen and family room/orangery. The kitchen area has been extensively fitted with cream Shaker style units and

integrated appliances and there is ample space for a dining table and seating area. In addition there is a utility room with newly installed gas fired central heating boiler. At first floor level there are four bedrooms, two with built wardrobes and the master benefiting from a refitted en-suite shower room, as well as a fully tiled family bathroom. Externally there is a lovely, fully enclosed, west facing rear garden incorporating a raised patio area, whilst there is a driveway to the front leading to an integral garage. A super family home ready for immediate occupation.

LOCATION

Conveniently located in the West Tytherington area which boasts a host of local amenities including a championship golf and leisure club and good schools for all ages, with the centre of Macclesfield just a short drive away.

DIRECTIONS

Leaving Macclesfield along Beech Lane, continue past Tytherington High School and before reaching the main traffic lights in Tytherington village turn left into Dorchester Way. Take the fifth turning on the right into Fearndown Way and continue for a distance, where the property can be found on the right. POSTCODE : SK10 2UF

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 Borough Council. Tax Band : F

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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