



**GASCOIGNE
HALMAN**

BLUEBELL LANE, TYTHERINGTON

THE AREAS LEADING ESTATE AGENT

| £285,000

A beautifully presented three storey end weavers cottage with a lovely private garden and parking for two/three cars.

A beautifully presented Two double bedroom Weavers with accommodation over three floors, full of character and charm, and offering a lovely space ready to move straight into.

To whet the appetite further the property has parking for two/three cars and a fabulous East facing private garden with a good quality garden room which would make an ideal office or gym.

The accommodation in brief comprises of a kitchen which is attractively fitted in matching range of cream fronted units with solid oak work surfaces and integrated appliances. There is a charming lounge with a wood burning stove and stairs to the first floor. Adjacent to the lounge is a wonderful conservatory with a Juliet balcony overlooking the garden and a door giving access onto the decking and into the garden.

To the first floor the landing has a second staircase giving access to the third floor. On this floor is a good sized double bedroom with fitted wardrobes, a lovely cast iron fireplace and views to the rear.

The bathroom has been beautifully refitted with a three piece suite including a shower bath with a bath over, tiled walls and floor and a window to the front.

On the second floor is the stunning master bedroom of fabulous proportions with vaulted ceilings with exposed beams and is extremely light due to windows to both the front

and rear aspects.

The property is warmed by gas fired central heating and benefits from uPVC double glazing.

Outside to the rear is a lovely private enclosed garden with seating area, decking area and the garden room which would be ideal as an office or a study. There is also a laundry room with plumbing and housing for a washing machine and also having room for a tumble dryer. There is also parking for 2/3 vehicles.

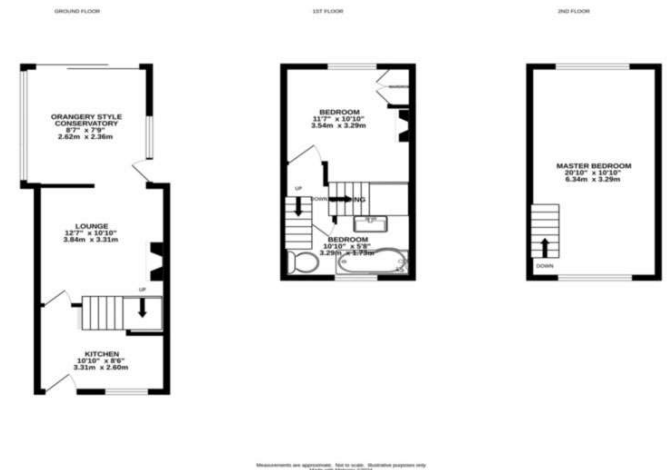
LOCATION

Tytherington is situated a few minutes drive from Macclesfield Town Centre (with direct rail links to London under two hours) and offers excellent transport links to Manchester International Airport. Predominantly a residential area it has a small shopping centre with supermarket, post office, hairdressers and other sole traders. It also boasts the highly regarded Tytherington Links Development made up of attractive modern homes and also the Tytherington Club which offers an 18 Hole Championship Golf Course and state-of-the-art leisure facilities.

DIRECTIONS

Leaving Macclesfield along Beech Lane continue into Manchester Road. Before reaching the traffic lights in Tytherington, turn left into Bluebell Lane, where the property will be found after a short distance on the right hand side. POSTCODE: SK10 2JL

EPC RATING D CHESHIRE EAST BAND C



MACCLESFIELD OFFICE

01625 511367

macclesfield@gascoignehalman.co.uk

80 - 82 Waters Green, Macclesfield, SK11 6LH

**GASCOIGNE
HALMAN**

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.