



**GASCOIGNE
HALMAN**

CURTIS CLOSE, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT



CURTIS CLOSE, MACCLESFIELD

Offers in Excess Of £500,000

A Well Proportioned FOUR Bedroom TWO Bathroom Jones Built Detached Family Home

Lovely Cul-De-Sac Location In Tytherington

Built To A Most Appealing Design In 2015

Wonderful Sized West Facing Garden With An Extended Patio Area

Good Sized Open Plan Dining Kitchen With Room For A Table And Comfy Seating

EV Charging point





Built to a most appealing design and ready for occupation in 2015 this four bedroom two bathroom detached family home enjoys a private west facing garden, immaculate accommodation throughout and a fabulous cul-de-sac location in Tytherington.

The property in brief comprises of an entrance hall with stairs to the first floor, a beautifully fitted cloakroom/WC, an understairs storage cupboard and a door giving access through into the garage.

The lounge has a bay window to the front aspect and being well-proportioned room. To the rear of the house is an open-plan dining kitchen. The kitchen is attractively fitted in a modern range of units including a Neff oven, microwave, a gas hob with extractor hood over, a fridge and freezer and a dishwasher.

There is ample room for a kitchen table and comfy seating, a window and French doors overlook the rear garden. There is an adjoining utility room fitted in the same attractive range of units with a sink area and plumbing and housing for a washing machine and a door leading outside.

To the first floor the landing has an airing cupboard housing a specialised hot water cylinder and gives access to the Four bedrooms, the double master having a beautifully fitted en-suite shower room with fully tiled walls and floors. The three further bedrooms are also doubles. The family bathroom also benefits from fully tiled walls and floor and has a separate shower cubicle.

The attached garage with an up and over door also has a courtesy door into the property.

To the front there is a double width block paved driveway and to the rear there is a good sized West facing garden fully enclosed by fencing and hedging. There is also a patio area which has been extended.

LOCATION

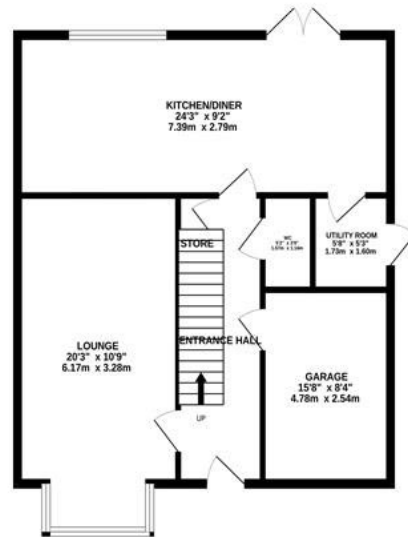
Tytherington is situated a few minutes drive from Macclesfield Town Centre (with direct rail links to London under two hours) and offers excellent transport links to Manchester International Airport. Predominantly a residential area it has a small shopping centre with supermarket, post office, hairdressers 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

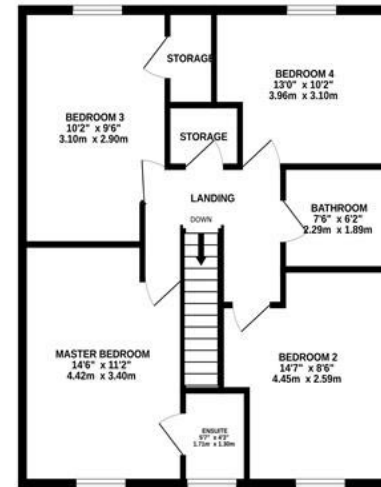
Kingsfield Park is located off Springwood Way, Curtis Close is the first right off Livesley Way. POSTCODE - SK10 2YR

EPC RATING B CHESHIRE EAST BAND E

GROUND FLOOR
695 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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