



**GASCOIGNE  
HALMAN**

ASCOT CLOSE, TYTHERINGTON

---

THE AREAS LEADING ESTATE AGENT

| £315,000

A well proportioned Three bedroom Two bathroom mews property enjoying an excellent sized East facing garden, a single garage and off road parking.

The house enjoys a lovely tucked away position on this sought after close on the highly desirable Tytherington Links Development.

The accommodation in brief comprises of an entrance hall with a cloakroom/WC, a lounge with patio doors giving access to the rear garden and having an attractive marble fireplace. There is understairs storage and the stairs to the first floor.

There is a separate dining room with a bay window overlooking the front aspect, this opens through into the attractively refitted kitchen finished in a range of grey fronted Shaker style units with roll top work surfaces and having a Belling oven and grill unit, a ceramic hob with extractor hood over. There is a Bosh integrated dishwasher, space for a freestanding fridge/freezer and a window overlooking the garden. The rear of the property has been extended to provide a good sized utility room fitted in an attractive range of white units with a Hotpoint washing machine, space for a tumble dryer and houses the gas fired central heating boiler. There is window overlooking the garden and also garden access.

To the first floor the landing has a window to the front aspect and loft access. There is a good sized master bedroom with a range of mirrored wardrobes and an ensuite shower room fitted in a three piece suite. There are two further bedrooms, a double and a single and a family bathroom with a shower over the bath and an additional water pump ensuring fabulous water pressure. The airing cupboard houses a hot water cylinder.

Outside there are lovely East facing gardens, two good sized patios, a garage and parking.

### 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

POSTCODE : SK10 2UH

**EPC RATING TBC CHESHIRE EAST BAND D**

## MACCLESFIELD OFFICE

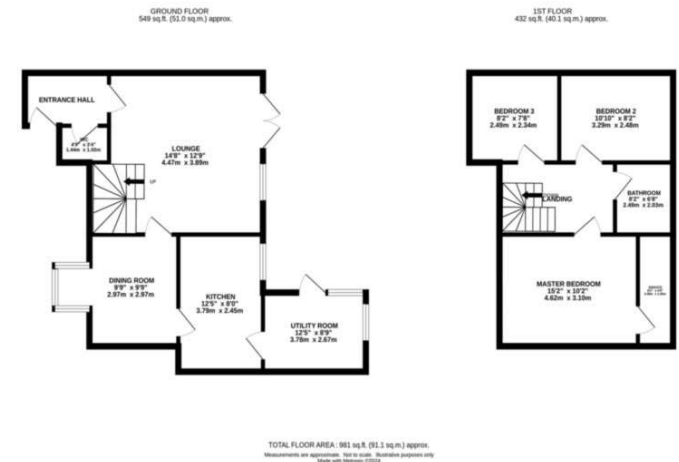
01625 511367

macclesfield@gascoignehalman.co.uk

80 - 82 Waters Green, SK11 6LH

**GASCOIGNE  
HALMAN**

22 OFFICES COVERING CHESHIRE, SOUTH MANCHESTER AND THE HIGH PEAK



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.