



**GASCOIGNE
HALMAN**

BEECH FARM DRIVE, TYTHERINGTON

THE AREAS LEADING ESTATE AGENT

| £299,00

A well presented Three bedroom upside down house enjoying the living accommodation on the first floor and the bedrooms and bathroom on the ground.

The property is well presented throughout having a private enclosed garden to the rear and parking to the front. The property also benefits from side access to the house and rear garden through a gate at the side of the house.

The room layout comprises of an entrance hall with stairs to the first floor and understairs storage cupboard. There are three bedrooms on this floor, two being doubles and the third being a good sized single. The family bathroom is attractively fitted in a three piece suite with a shower over the bath.

To the first floor is a wonderful open plan lounge/dining room which is extremely light and airy having two large windows to the front aspect and a further window to the rear. This room leads through into the kitchen which is attractively fitted in a matching range of cream fronted units with integrated appliances. It takes in the view of the rear garden and also houses the gas fired central heating boiler.

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

Travel out of Macclesfield along Beech Lane and continue down the hill. Before reaching Tytherington High School turn right into Beech Farm Drive, where the property can be found situated on the right hand side. POSTCODE SK10 2ER

EPC RATING D CHESHIRE EAST BAND B

We are informed by our client that the property is leasehold with a residue of 945 years and subject to a ground rent of £20 per annum. Prospective purchasers are advised to confirm these points with their solicitor.

MACCLESFIELD OFFICE

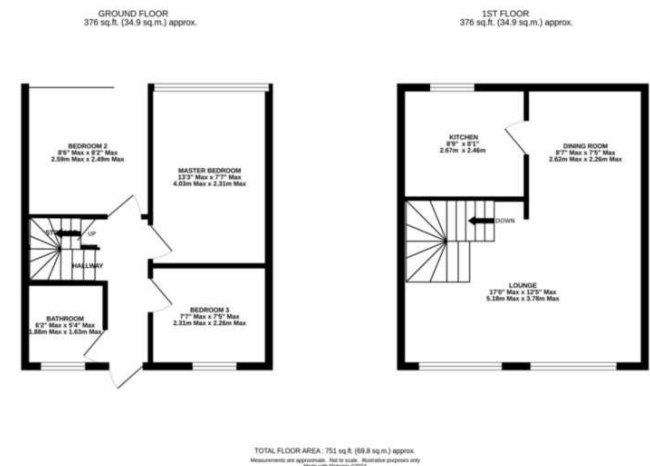
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22 OFFICES COVERING CHESHIRE, SOUTH MANCHESTER AND THE HIGH PEAK



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