



**GASCOIGNE
HALMAN**

LITTLE ASTON CLOSE, TYTHERINGTON

THE AREAS LEADING ESTATE AGENT

| £430,000

A handsome detached family home offering spacious accommodation with Three good sized double bedrooms, Two bathrooms, a converted garage and a conservatory.

This house is extremely well presented throughout and enjoys a fabulous location in a small cul-de-sac on the extremely popular Tytherington Links development.

In brief the accommodation comprises of an entrance hall with stairs to the first floor and a beautifully refitted cloakroom/WC. The lounge has an attractive fireplace and a window to the front aspect, and archway opens through into the dining room which enjoys views over the rear garden.

The kitchen has been fitted in an attractive range of white fronted units with integrated appliance, breakfast bar seating and a tiled floor. Patio doors open into the conservatory and French doors give access into the landscaped garden. There is a great sized utility room accessed from the kitchen which doubles up as a second kitchen with the same range of matching units, a large understairs storage/pantry, a window and a door to the side aspect. Also located on the ground floor is a very useful study/TV room.

To the first floor the landing has loft access, an airing cupboard and gives access to the three bedrooms. The master being of good proportions and having fitted wardrobes, two windows to the front aspect and a good sized en-suite shower room. The two further bedrooms are served by the family bathroom.

Outside to the rear the landscaped garden, enclosed by fencing, has a timber shed and two patio areas.

To the front there is a double width driveway.

DIRECTIONS

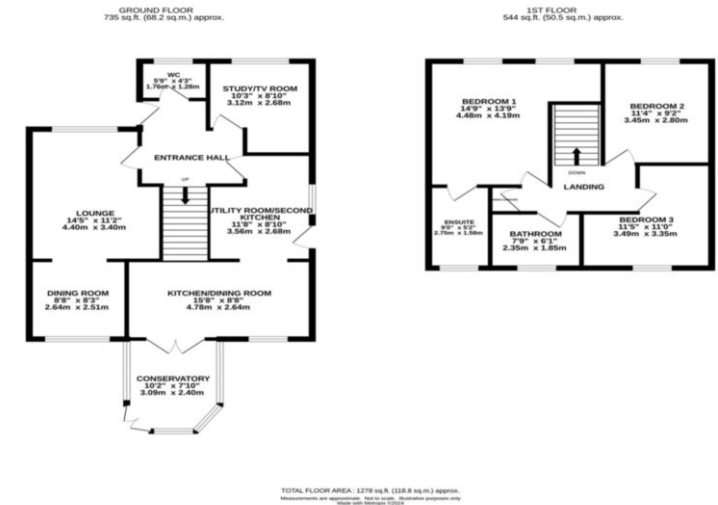
Travelling out of Macclesfield along Beech Lane in the direction of Tytherington, continue on to Manchester Road. Before reaching the main traffic lights in Tytherington, turn left onto Dorchester Way and take the fifth turning on the right hand side into Sandwich Drive. Take the first left turn into Little Aston Close. POSTCODE SK10 2UE

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.

EPC RATING TBC CHESHIRE EAST BAND E

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.



MACCLESFIELD OFFICE

01625 511367

macclesfield@gascoignehalman.co.uk

80 - 82 Waters Green, Macclesfield, SK11 6LH

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