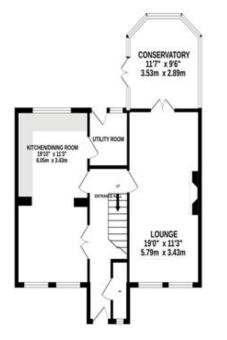
GROUND FLOOR STRUCKS S







TOTAL FLOOR AREA: 1552 sq.ft. (144.2 sq.m.) approx. Measurements are approximate. Not to scale. Illustrative purposes only Made with Metropix C2023



## 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.

THE AREAS LEADING ESTATE AGENCY

## Macclesfield

80-82, Waters Green, MACCLESFIELD SK11 6LH 01625 511367 macclesfield@gascoignehalman.co.uk

gascoignehalman.co.uk

7 HAYDOCK CLOSE
Tytherington
£579,995



A beautifully presented modern
DETACHED FAMILY HOME, with upgraded
accommodation including FOUR GENEROUS
BEDROOMS, TWO BATHROOMS, open
plan dining kitchen and a converted double
garage including ample storage and a
beauty room. Highly sought after cul-desac location in Tytherington, viewing highly
recommended.





- Superb cul-de-sac location in Tytherington
- Four generous bedrooms, two bathrooms
- Beautifully presented light and airy accommodation throughout
- Dual aspect open plan dining kitchen
- Corner Plot Gardens
- Converted detached double garage incl storage area and beauty salon/home office
- Viewing highly recommended



## 7 HAYDOCK CLOSE

Tytherington









Haydock Close is a secluded quiet cul-de-sac comprising only a handful of detached properties, situated on the much sought after family friendly Tytherington Links development, within flat walking distance of many local amenities including good schools for all ages. This particular attractive double fronted family home has recently been fully renovated to create stunning, light and airy accommodation throughout, and being set on a corner plot offers lovely landscaped gardens to the rear, as well as a driveway and a converted detached double garage to the front, which now includes ample storage space and a large beauty room accessed via French doors to the side. Internally on the ground floor an entrance hall with cloakroom/WC opens into a superb open plan

dining kitchen with dual aspect windows and a separate useful utility room gives access to the rear garden. The spacious lounge includes a stunning contemporary inset feature fireplace and has double doors opening into the conservatory which overlooks the garden. At first floor level there are four good size bedrooms, all with built in wardrobes, a well appointed en-suite shower room to the master, as well as an upgraded fully tiled family bathroom with overhead shower. A lovely family home, ready for immediate occupation, which must be viewed to be appreciated.

Conveniently located in the West Tytherington area which offers a host of local amenities within flat walking distance, including good schools for all ages, as well as a championship golf and leisure club, with the centre of Macclesfield just a









short drive away. Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

Leaving Macclesfield along Beech Lane continue past the high school and before reaching the main traffic lights in the village turn left into Dorchester Way. Continue on Dorchester way for some distance, taking the sixth turning on the right into Fearndown Way. Continue quite a long way up Fearndown Way and take the seventh turning on the right into Haydock Close where the property can be found situated at the top of the close on the left. POSTCODE SK10 2WG

We are informed by our clients that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

Cheshire East Borough Council. Tax Band : F

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK

