



**GASCOIGNE
HALMAN**

BLAIRGOWRIE DRIVE, TYTHERINGTON,
MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

BLAIRGOWRIE DRIVE, TYTHERINGTON, MACCLESFIELD



BLAIRGOWRIE DRIVE, TYTHERINGTON, MACCLESFIELD

579,950.00

This attractive Cheshire brick home constructed by Seddon Homes occupies a pleasant position with south-facing gardens on this highly sought-after modern development. Stunning throughout with a fabulous size Orangery.





The Tytherington Links is a highly regarded residential development boasting attractive modern homes of variable styles and sizes.

Blairgowrie Drive sits adjacent to a large Woodland area ideal for dog walking and with paths taking you alongside the golf course and into Prestbury Village.

The accommodation comprises in brief; Entrance Hall, Cloaks/WC, Lounge, Re-fitted Kitchen which opens out into a generous size orangery creating living/dining area this opens in to the dining room and the lounge is positioned at the front of the house. Fully equipped separate utility areas, with separate access to the rear.

At first floor level; Landing, Master Bedroom which has been adapted by incorporating the original main bedroom and bedroom 4 - creating a superb size suite with sitting area and large ensuite. (this room can be split via a stud wall to put it back to the original four bedrooms) There are two further bedrooms and a stunning main bathroom.

To the rear of the home are well sized south-facing gardens, predominantly laid to lawn with a patio area and a variety of mature specimen trees and hedgerow. To the front of the property is a block paved driveway with parking for two motor vehicles.

DIRECTIONS

SAT NAV - SK10 2UJ - Blairgowrie Drive is located off Dorchester Way

LOCATION

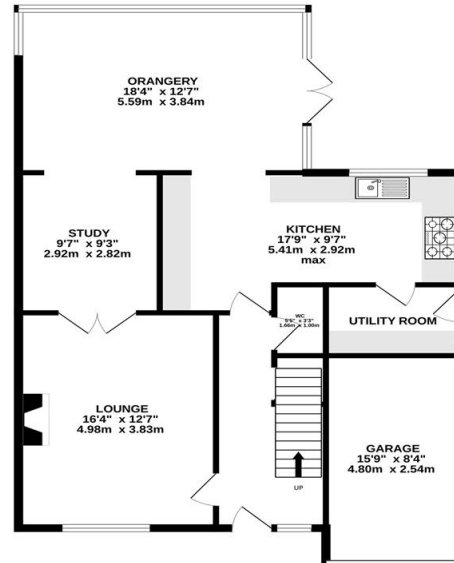
Tytherington is situated between Prestbury Village and Macclesfield Town (with direct rail links to London under two hours) and offers excellent transport links to Manchester International Airport. Predominantly a residential area it has a small shopping centre with supermarket, post office, hairdressers and other sole traders.

It also boasts the highly regarded Tytherington Links, Mulberry Park and Kingsfield Park developments made up of attractive modern homes and also the Tytherington Club which offers an 18 Hole Championship Golf Course, Hotel and state-of-the-art leisure facilities.

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.

EPC RATING C, CHESHIRE EAST BAND F

GROUND FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 1722 sq.ft. (160.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023

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.

MACCLESFIELD OFFICE

01625 511367

macclesfield@gascoignehalman.co.uk

80 - 82 Walters Green, Macclesfield, SK11 6LH

**GASCOIGNE
HALMAN**