



**GASCOIGNE
HALMAN**

14 ARBOUR CRESCENT, ARBOUR CRESCENT,
TYTHERINGTON EPC: C COUNCIL TAX BAND: E

THE AREAS LEADING ESTATE AGENT



14 ARBOUR CRESCENT, ARBOUR CRESCENT, TYTHERINGTON EPC: C COUNCIL TAX BAND: E

Offers Over 400,000.00

An extended and well presented three/four bedroom detached home enjoying a lovely private position in this sought after cul de sac in Tytherington. Three bedrooms and a bathroom on the first floor and a bedroom/study and a bathroom on the ground floor. Great size open plan dining kitchen.



- A Three/Four Bedroom, Two Bathroom Detached Family Home
- Lovely Flexible Accommodation, With A Bedroom And Bathroom On The Ground Floor
- Great Cul De Sac Location In Tytherington
- Lovely Private Lawned Gardens
- Well Presented Throughout
- Extended Open Plan Kitchen



A well presented, three/four bedroom, two bathroom, detached home boasting a lovely tucked away position at the head of the sought after cul de sac. The property enjoys good amounts of privacy to both the front and rear, with a fabulous sized extended dining kitchen. Flexible accommodation, with one of the bedrooms and bathroom being on the ground floor.

Well presented accommodation, comprises of an entrance hall, a good sized lounge with a bay window and an attractive wood burning stove. There is a large open plan dining kitchen of which has been attractively and recently refitted in a matching range of cream fronted units, this room is extremely light with two large Velux windows, a further window and french doors onto the garden. There is a utility room that houses the combi boiler, work surfaces and plumbing for a washing machine.

There is a ground floor bedroom or study, which has an en suite bathroom. On the first floor is a good sized landing, which gives access to all the three bedrooms, a beautifully fitted shower room and a separate WC. The landing has loft access.

Outside, to the rear, there is an extremely private garden, flagging and laid out for ease of maintenance. There is a timber shed to the front of the property. An excellent sized lawned garden being extremely private and behind mature hedging trees and bushes. This garden is beautifully stocked and to the front there is a driveway providing off road parking for two vehicles.

DIRECTIONS

Postcode For Satnav: SK10 2JB

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.

TENURE

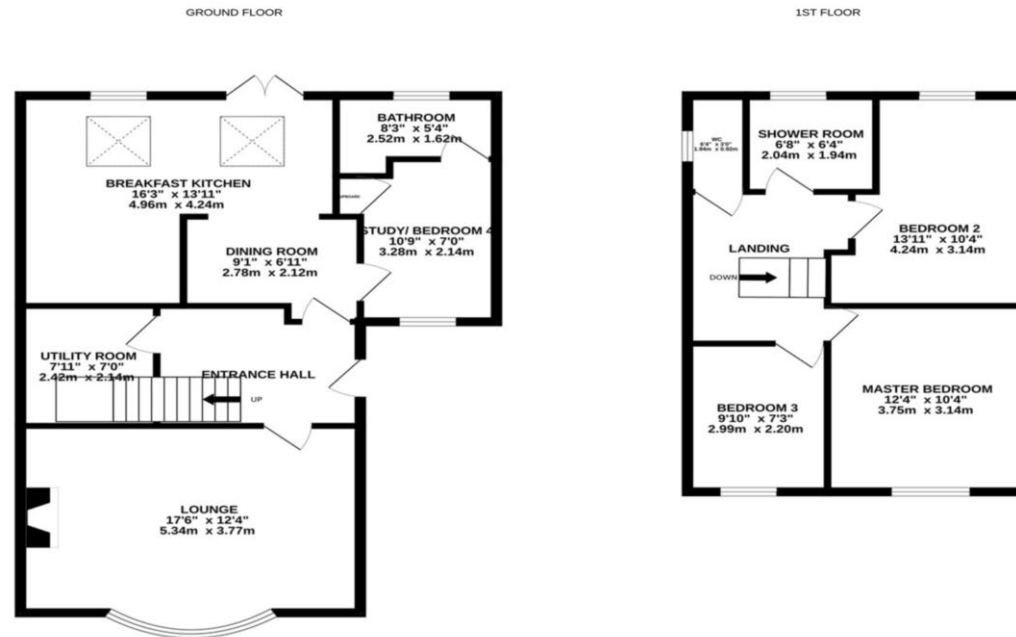
We are informed by our client that the property is leasehold with a residue of 954 years and subject to a ground rent of £38.00 per annum. Prospective purchasers are advised to confirm these points with their solicitor.

LOCAL AUTHORITY

Cheshire East Band E

EPC

C



Measurements are approximate. Not to scale. Illustrative purposes only.
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