



**GASCOIGNE
HALMAN**

12 WALTON HEATH DRIVE, WALTON HEATH DRIVE,
TYTHERINGTON

THE AREAS LEADING ESTATE AGENT



12 WALTON HEATH DRIVE, WALTON HEATH DRIVE, TYTHERINGTON

785,000.00

- A Substantial Five Bedroom, Two Bathroom, Detached Family Home
- Extended Accommodation
- Beautifully Presented Throughout
- Fabulous Open Plan Living To The Rear
- Double Garage And Off Road Parking
- Large Corner Plot With A Private Landscaped Garden
- Situated On The Extremely Sought After Tytherington Links Development
- Large Open Plan Family Room, Dining Kitchen And A Conservatory

A stunning thoughtfully extended five bedroom two bathroom detached family home boasting a large open plan beautifully fitted dining kitchen/family room and a conservatory with a mature private garden. Double garage, driveway and enjoying a corner plot on the very sought after Tytherington Links Development.



DESCRIPTION

A beautifully presented, extended and much improved five bedroom, two bathroom detached family home, enjoying an extremely sought after position on the highly regarded Tytherington links development. The property has been extended by the current owners and now offers great size accommodation with lovely open plan living to the rear.

On entering the property you are greeted with an entrance porch, entrance hall with caridean style flooring, stairs to the first floor, under stairs storage cupboard and an attractively fitted cloak room WC. The main lounge has been enlarged to create a fabulous sized main reception room with an Wenlock fireplace, housing a modern living flame gas fire. To the rear, there is a large open family room and dining kitchen. The kitchen area being beautifully fitted in a high quality range of units with Neff integrated appliances and stone work surfaces. There is a comfy seating area, both rooms having doors onto the garden and from there gives you direct access onto the high quality conservatory, with a glass room, further doors out onto the garden and there is antique style flooring throughout.

Off the kitchen is the great sized, enlarged utility room again fitted in a lovely range of units. There is a door giving access to the side and the cupboard housing the valiant gas fired central heating boiler.

To the first floor there is the landing with the airing cupboard housing the hot water cylinder. There are five bedrooms in total, the master being a lovely proportioned room, two lots of built in wardrobes, beautifully refitted high quality en suite with Bosch fittings. There are then three further great sized doubles and the fifth bedrooms makes an ideal study. The family bathroom is fitted in a three piece suite with a shower over the bath, tiled walls and tiled floor.

Garage

a good sized double garage with over doors to the front.

Outside

The house enjoys a corner plot, thus enjoys great sized gardens, the rear garden has been beautifully landscaped and is extremely private with raised boards, mature trees, shrubs and bushes. There is a paved area to the left hand side of the house and to the right there is composite decked area providing good amounts of seating with inset lighting, further patio and a lovely landscaped area to the right hand side.

To the front there are further gardens and parking for two cars.

DIRECTIONS

Postcode For Satnav: SK10 2QN

TENURE

Freehold

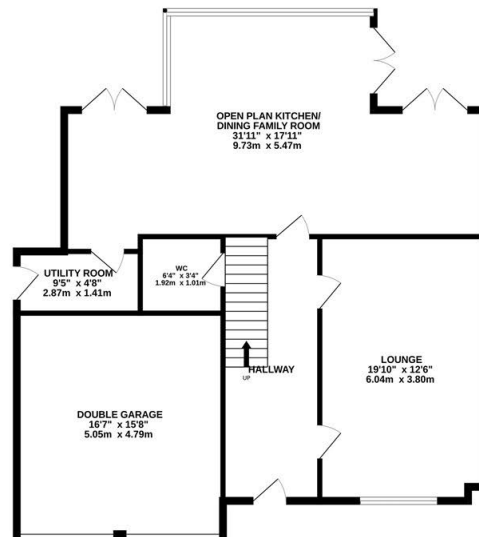
EPC

TBC

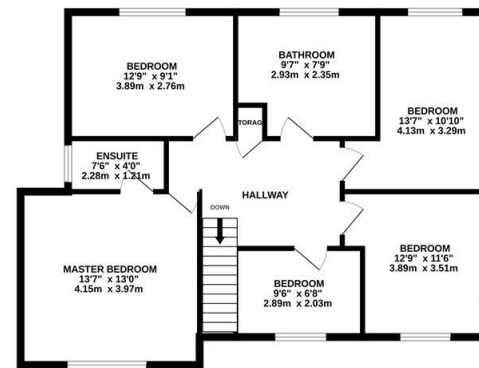
COUNCIL TAX BAND

Band G

GROUND FLOOR
1157 sq.ft. (107.5 sq.m.) approx.



1ST FLOOR
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 2005 sq.ft. (186.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

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

01625511367

macclesfield@gascoignehalman.co.uk

80-82 waters green, macclesfield, sk11 6lh

**GASCOIGNE
HALMAN**