



**GASCOIGNE
HALMAN**

5 GLENEAGLES DRIVE, TYTHERINGTON

THE AREAS LEADING ESTATE AGENT



5 GLENEAGLES DRIVE, TYTHERINGTON

625,000.00

A spacious five bedroom two bathroom extended detached family home boasting a great location, south facing private rear garden and being beautifully presented throughout.





DESCRIPTION

Situated on the extremely sought after Tytherington links development, this extended Seddon built five bedroom, two bathroom detached home offers beautifully presented throughout with good amounts of living accommodation , private garden and even room for the third en-suite if required. The house has been beautifully maintained by the current owners, and is warmed by the newly installed gas fired central heating boiler and has double glazing throughout.

The accommodation in brief has an entrance porch, the entrance hall with the stairs to the first floor, under stairs storage cupboard and an attractively fitted cloakroom W/C. There is a spacious main lounge with an attractive fireplace and double doors opening through into the dining room which enjoys views of the private garden. The dining kitchen is accessed off both the dining room and the hall way and is a well proportioned room which is attractively fitted in a matching range of cream fronted units with solid oak work surfaces, a Zanussi double oven, Bosch gas hob with extractor hood over, integrated microwave, Whirlpool dishwasher and fridge. The kitchen has patio doors and a window onto the garden. Off the kitchen is the utility room, which gives access into the conservatory with an upgraded solid roof, making it usable all year round and there are windows and door onto the garden. There is a double garage with an electrically operated up and over door, newly installed gas fired central heating boiler and a courtesy door giving access back into the utility room.

On the first floor there is the landing with loft access. The loft access has pull down ladders and is part boarded. There are five bedrooms in total, this house which has been extended. There are four good sized doubles, three of which have fitted wardrobes and a beautifully refitted en suite to the master bedroom.

Off one of the other bedrooms there is a room which would make an ideal second en suite, currently with a wash hand basin. The fifth bedroom is currently used as a study, but would make a lovely single bedroom or nursery. The family bathroom is attractively fitted with a three piece white suite, a shower over the bath and an airing cupboard housing the hot water cylinder.

Outside, one of the lovely features of this house is the south facing garden which enjoys sun throughout the day, the garden is not overlooked, beautifully landscaped and there is a good sized patio. To the front of the house there is a tarmac driveway providing for three cars and further landscaping with well- stocked borders and tree .

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.

Postcode For Satnav: SK10 2TG

TENURE

Freehold

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.

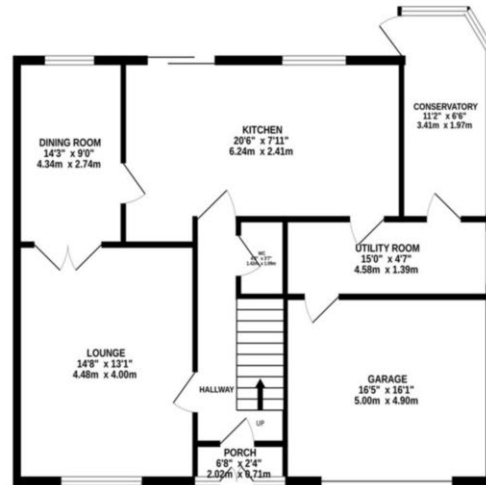
LOCAL AUTHORITY

Cheshire East Band G

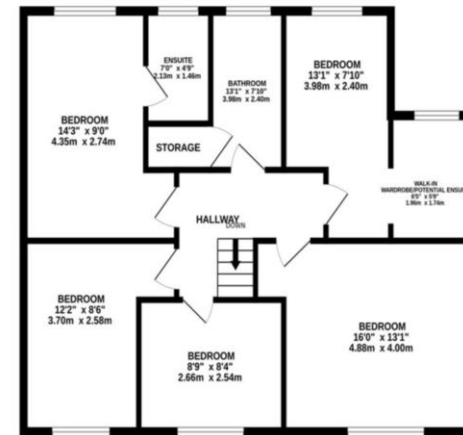
ENERGY PERFORMANCE CERTIFICATE

TBC

GROUND FLOOR
927 sq.ft. (86.2 sq.m.) approx.



1ST FLOOR
836 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA: 1763 sq.ft. (163.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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