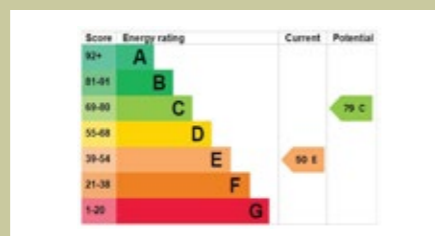
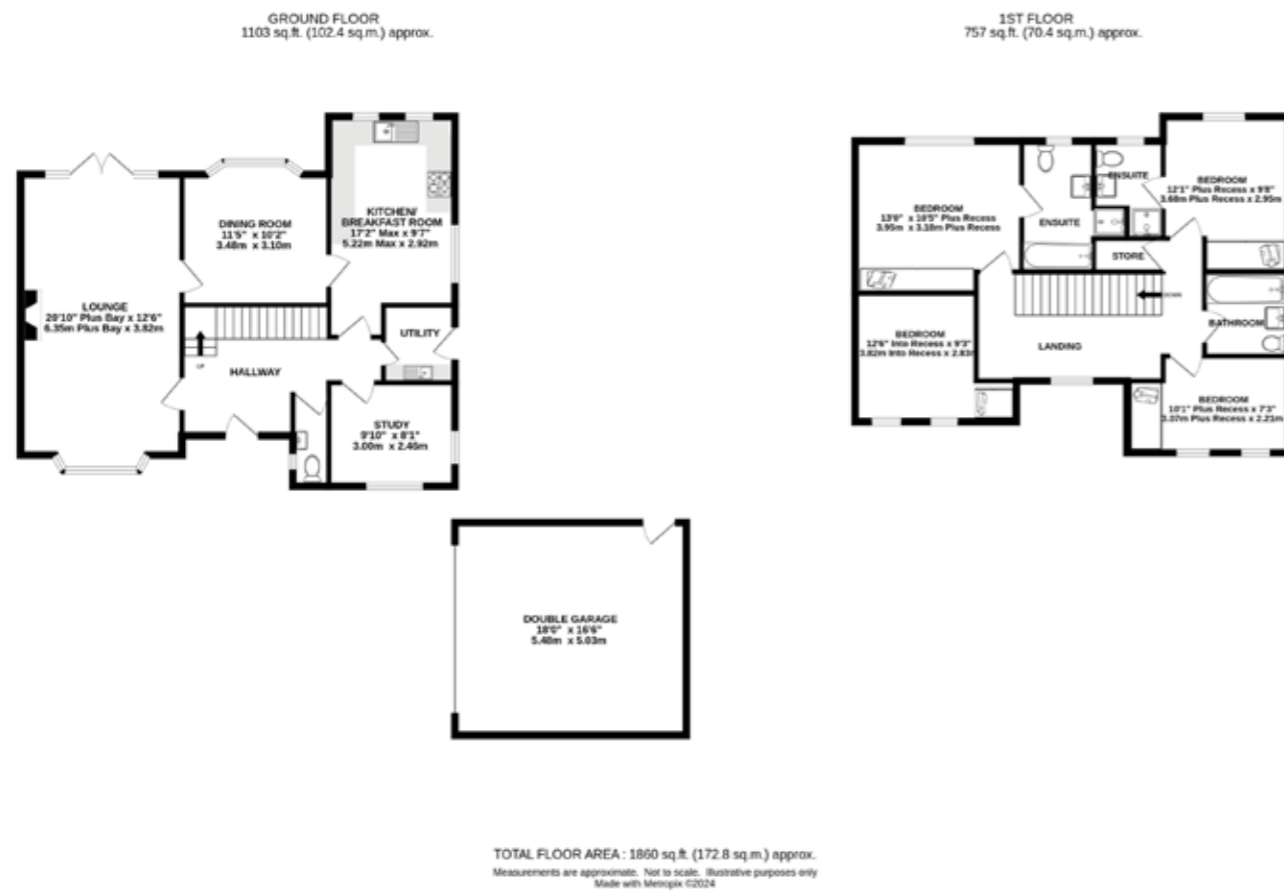


**4 CHEPSTOW CLOSE**  
Tytherington  
**OFFERS OVER**  
**£625,000**



**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

Prestbury  
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01625 827467 prestbury@gascoignehalman.co.uk

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**GASCOIGNE HALMAN**

Standing proud in a much favoured elevated & secluded position a substantial modern detached family home with pleasant views and a double detached garage.

- AN ATTRACTIVE DOUBLE FRONTED DETACHED HOUSE
- HIGHLY SECLUDED POSITION WITH A PLEASANT MORE OPEN ASPECT
- OFFERED FOR SALE WITH NO CHAIN
- DOUBLE DETACHED GARAGE & AMPLE PARKING

- FOUR SPACIOUS BEDROOMS WITH FITTED WARDROBES
- THREE RECEPTION ROOMS INCLUDING A STUDY
- FITTED BREAKFAST KITCHEN & UTILITY
- THREE BATH/SHOWER ROOMS

**OFFERS OVER  
£625,000**

**4 CHEPSTOW CLOSE**

Tytherington



A handsome double fronted modern detached house that takes great advantage from a more secluded position in the ever-popular Tytherington Links development, with a small tree-lined green to the front. Additionally, the house is positioned to the end of a small cul-de-sac serving just one other neighbour, providing a greater feel of privacy and seclusion than most on the development. Offered for sale with no chain, the accommodation consists of a welcoming central hallway with a handy wc, then a substantial living room, then a dining room leading into the breakfast kitchen, plus a utility room and then study to the front of the house.

Whilst to the first floor, there are four well-sized bedrooms with the added benefit of two en-suites off the two rear bedrooms, then a family bathroom off the wide landing. Fitted wardrobes are provided to all bedrooms offering excellent storage. Approached over a long driveway, the property boasts ample of-road parking along with a detached double garage. There is then ample space to the side of the house, plus a landscaped secluded rear garden.

**LOCATION**

Conveniently located in the Tytherington area which boasts many local amenities, including a championship golf and leisure club and great schools for all ages, 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.

**DIRECTIONS**

Please use postcode SK10 2WE for Sat Nav directions.

**TENURE**

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.

**SERVICES (NOT TESTED)**

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

**LOCAL AUTHORITY**

Cheshire East Borough Council. Tax Band : G

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**