

5 PLOUGHMANS WAY
 Tytherington
£429,950



TOTAL FLOOR AREA: 1061 sq ft. (98.6 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE AREAS LEADING ESTATE AGENCY

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GASCOIGNE HALMAN

A fantastic modern 3 bedroom detached house with an exceptional kitchen/diner/living extension, situated on a quiet cul de sac in the popular Tytherington location.

- THREE BEDROOM DETACHED HOUSE
- OPEN PLANNED KITCHEN/DINER/LIVING SPACE
- EXTENDED TO THE REAR

- CUL-DE-SAC LOCATION
- MODERN FINISH
- POPULAR TYTHERINGTON LOCATION

£429,950

5 PLOUGHMANS WAY

Tytherington



DESCRIPTION

Having been recently extended, the house is situated on a peaceful cul de sac in Tytherington. This property is conveniently located close to local amenities, excellent schools and great commuter links.

In brief, this highly presentable house benefits from an entrance hall, WC and large lounge space with feature gas fire place and bay fronted window. This leads through to the immaculate, high quality and modern open-plan kitchen diner living space with a high specification finish, island unit and bi-folds opening out to the elegant rear garden.

To the first floor with a bright landing area, the main bedroom with en suite shower room and two more well proportioned bedrooms to accompany the family bathroom. Two of the three bedrooms benefit from built in wardrobe space while the bathrooms both having a smart finish to them.

Externally, the property benefits from off road parking for two cars with manual gates for security as well as separate garage space. The large separate garage incorporates the utility units located at the rear. Additionally, a very well presented and landscaped garden area benefiting from excellent privacy, a moderate grassed area and with a stylish paved surround.

LOCATION

Tytherington is situated betwixt 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 & 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.

DIRECTIONS

For SatNav purposes: SK10 2UN

TENURE

Freehold - To be verified by solicitors

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire East - Council Tax band: D

VIEWING

Viewing strictly by appointment through the Agents.

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



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