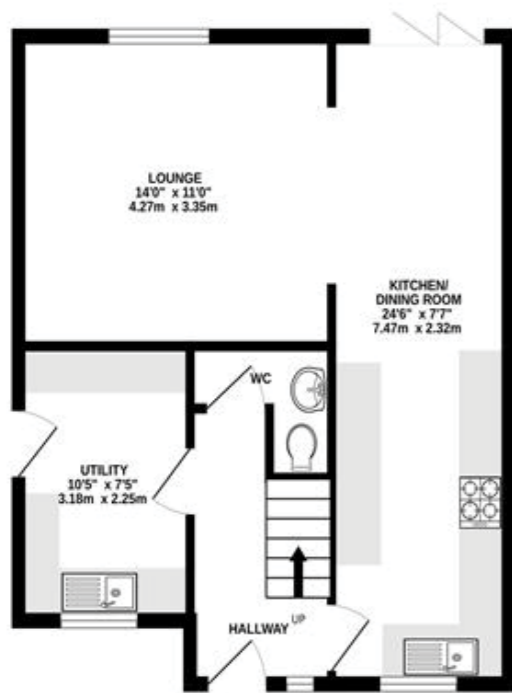
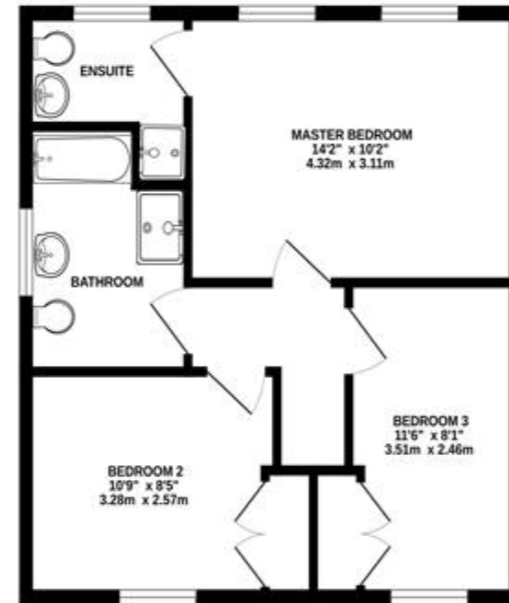


33 MELFORD DRIVE
Tytherington
£425,000

GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 965 sq.ft. (89.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2024



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
8, The Village, PRESTBURY SK10 4DG
01625 827467 prestbury@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

An immaculately presented three bedroom two bathroom house, situated on the ever popular Tytherington links Estate.

- THREE BEDROOM DETACHED HOUSE
- POPULAR TYTHERINGTON LOCATION
- RECENTLY RE FITTED KITCHEN AND BATHROOMS

- HIGH SPECIFICATION THROUGHOUT
- OPEN PLAN LIVING SPACE

£425,000

33 MELFORD DRIVE

Tytherington



DESCRIPTION

Offering nearly 1,000 sq ft, this fantastic house has been updated to a high spec with all new bathrooms and a state of the art open plan kitchen, dining, living area. The property also benefits from being close to local amenities, great schools and commuter links. In brief, the property comprises of an entrance hall, leading into a recently fitted kitchen. Finished to an incredibly high standard, this immaculate kitchen offers a wide range of storage as well as beautiful fitted appliances. To the rear of the kitchen is a living, dining area with patio doors. The house also benefits from an excellent sized utility room and a downstairs WC.

To the first floor, the main bedroom offers a great size and an en suite shower room with a modern finish. Two further good sized bedrooms and a family bathroom to share. Both bathrooms are fitted to a high standard with under floor heating. Externally, the garden is double level, which includes a smart patio for outdoor dining and a raised grassed area. The front comprises of a paved driveway for two cars.

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.

DIRECTIONS

SAT NAV: SK10 2TW

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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GASCOIGNE HALMAN