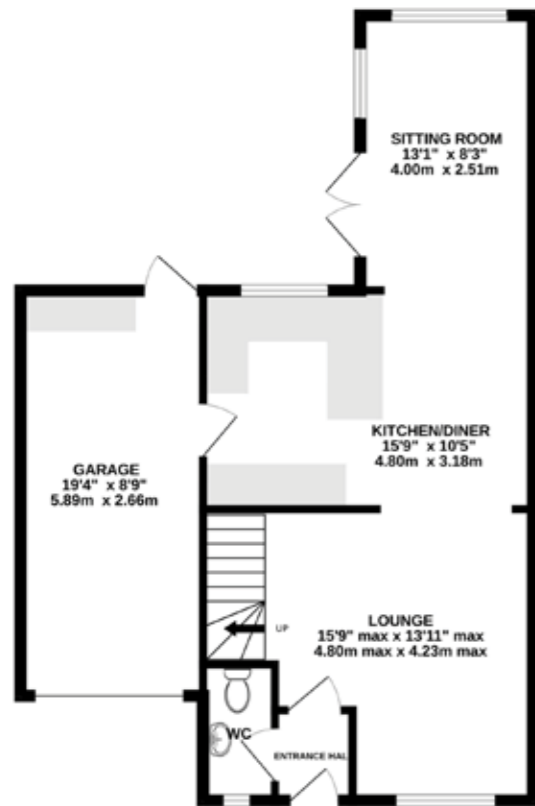


**1 LITTLE ASTON CLOSE**  
Tytherington  
**£375,000**

GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1193 sq.ft. (110.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Homplan ©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  
Spindles, The Village, PRESTBURY SK10 4DG  
01625 827467 prestbury@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

A well-presented, extended, end of terrace property located on a quiet cul-de-sac road in the popular area of Tytherington.

- THREE DOUBLE BEDROOMS
- THREE BATHROOMS
- OVER 1,100 SQ FT

- INTEGRAL GARAGE
- CUL-DE-SAC LOCATION
- POPULAR TYTHERINGTON LOCATION

£375,000

1 LITTLE ASTON CLOSE

Tytherington



The property has been extended to the rear and over the garage to create a fantastic three double bedroom, three-bathroom end terraced house. This property is situated close to local amenities, has great commuter transport links and is within the catchment area for good local schools.

In brief, the property consists of a small entrance porch/hall, downstairs WC with plenty of room for coats and shoes, which then leads into the open, bright lounge space. The kitchen has been well designed featuring a range of integrated appliances and breakfast bar. Off the kitchen is access to the garage which has been designed to also be used as a utility room. The extension out to

the back gives an option for more of a formal dining area or second reception room with patio doors to the rear garden. The property has three generous double bedrooms. The main bedroom offers a small dressing area upon entering the main room with ensuite shower room. Additionally, the second bedroom has a large amount of fitted wardrobe space with an ensuite shower. The third bedroom is also a double room with the family bathroom to complete the first floor. Outside, the property boasts a well-maintained garden, providing a patioed area for hosting as well as a lawned area. To the front of the house, there is also a lawned area alongside a driveway with access to the integral garage.

**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 2UE

**TENURE**

**SERVICES (NOT TESTED)**

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

**LOCAL AUTHORITY**

CHESHIRE EAST

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN