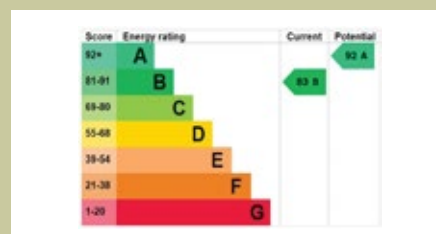
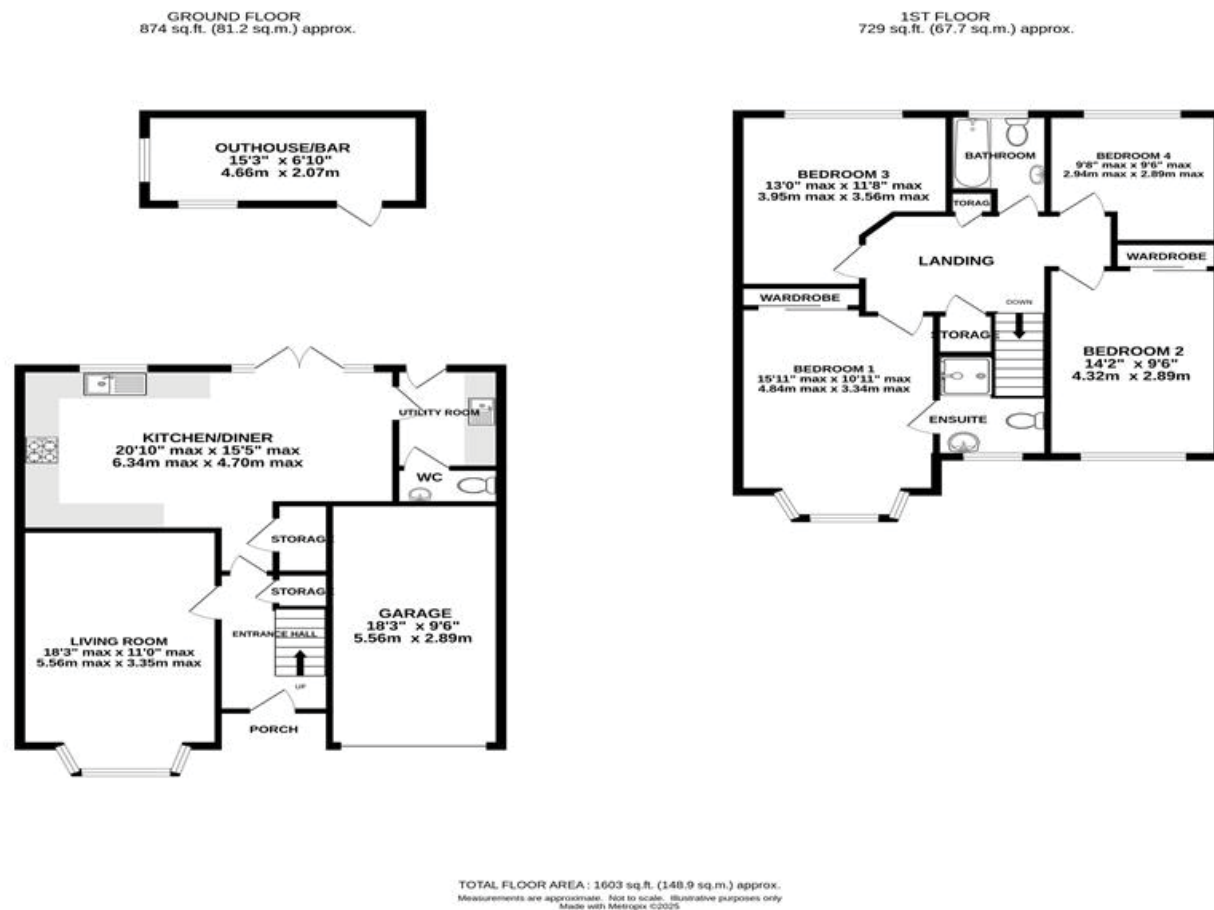


4 CANUTE CLOSE
Macclesfield
£600,000



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

gascoignehalman.co.uk



GASCOIGNE HALMAN

Situated on an elevated plot, at the end of the Cul-Du-Sac, this magnificent four-bedroom detached house offers a fabulous family home.

- Elevated and Private Cul-De-Sac Location
- South Facing Garden
- Four Generously Proportioned Bedrooms

- Modern Fixtures and Fittings
- Off Road Parking
- No Onward Chain

£600,000

4 CANUTE CLOSE

Macclesfield



Situated on the Sought after Mulberry Park Redrow Homes Development, this house is close to local schools, amenities and the Tytherington Golf Club. Upon approach to the property, you are greeted by a lovely landscaped entrance to the road with a picturesque pond. The accommodation briefly comprises of an entrance hallway that leads onto the spacious lounge with bay bay-fronted window. A generously sized kitchen/diner space with an excellent, modern fitted kitchen and built-in appliances. Patio doors open up onto the south-facing garden with a useful utility room, WC, and excellent storage space completing the ground floor.

On the first floor, there are 4 double bedrooms, with the master bedroom benefiting from a bay window and en-suite shower room with underfloor heating. A separate modern family bathroom complete with underfloor heating and towel rail. Externally, the rear garden benefits from a southerly facing aspect with a brilliantly wooden built summerhouse which has been converted into a bar. With power and lighting. The lawn has been turfed for easy maintenance with a feature pond in the corner of the garden. To the front, off road parking for two vehicles with access to single 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 2AT

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: E

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN