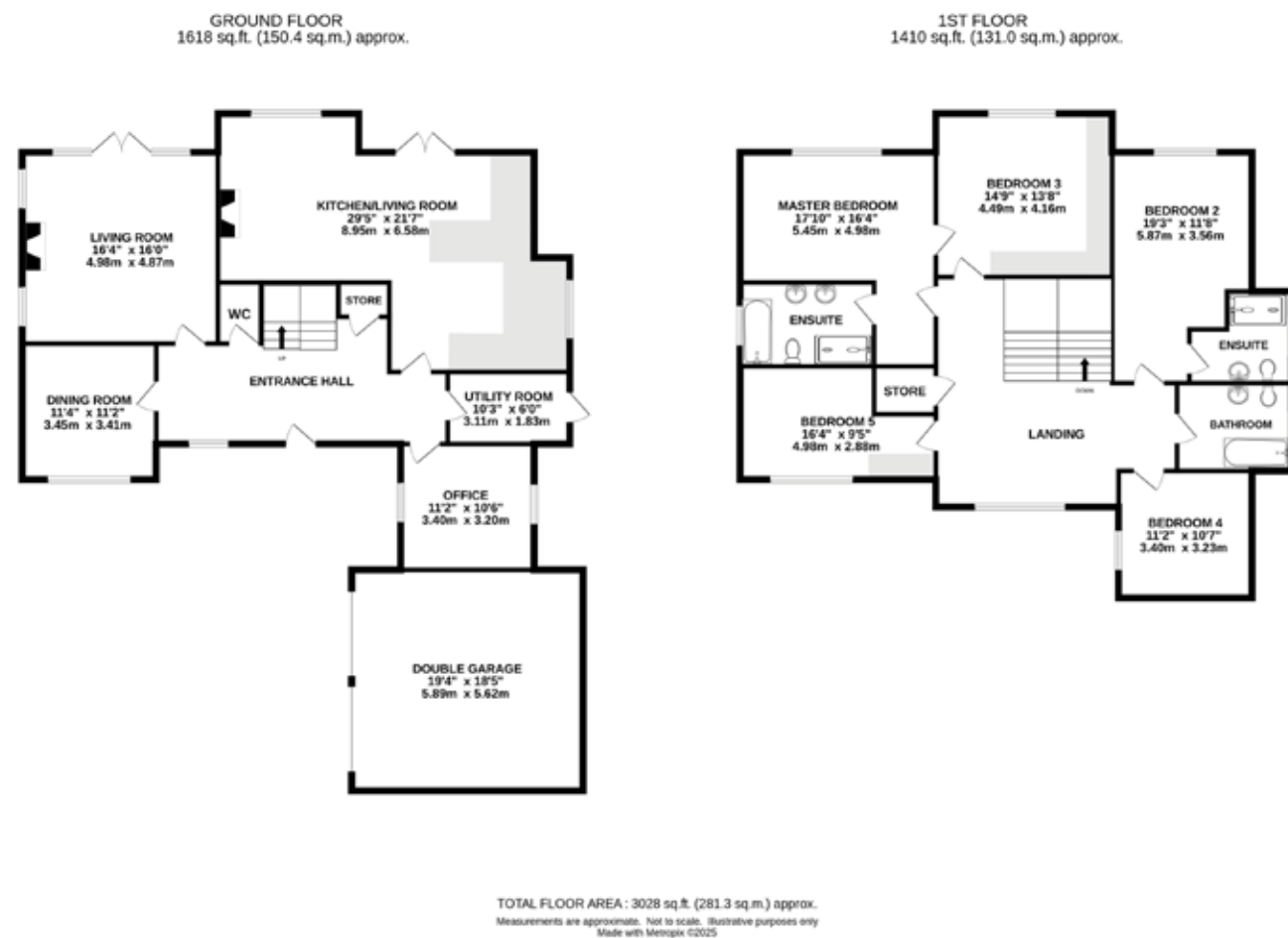


THE SYCAMORES
71 Manchester Road, Tytherington
£895,000



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THE AREAS LEADING ESTATE AGENCY

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gascoignehalman.co.uk



GASCOIGNE HALMAN

Located off Manchester Road, set back from the main road, this impressive 5 large bedroom detached house offers spacious, modern living for those seeking comfort and style.

- WEST FACING GARDEN
- DOUBLE GARAGE
- OPEN PLAN KITCHEN/DINING/LIVING

- SWEEPING DRIVEWAY
- TWO BATHROOMS & WC

£895,000

THE SYCAMORES

71 Manchester Road, Tytherington



The Sycamores is an exceptional property which combines practicality with elegance, boasting high-quality finishes and a thoughtful layout designed for modern family life. The west-facing garden floods the home with natural light, enhancing the airy and welcoming atmosphere. Close to excellent local amenities, schools, and transport links, this home offers the perfect balance of tranquility and connectivity. In brief, this house offers a large and grand welcoming entrance hallway with an expansive Open-Plan Kitchen/Dining/Living Area. This heart of the home is a light-filled space perfect for entertaining. A sleek modern kitchen, dining area, and a comfortable living area seamlessly

integrated. The ground floor also offers a separate, generously sized lounge and dining room, large study space with Neville Johnson fitted desk and storage, utility and WC. To the first floor, a large gallery landing which oozes class, lays host to five generous-sized bedrooms, with two en suite and a family bathroom. Ideal for large families or those needing extra space, with ample room for guests or home working. The main bedroom offers Neville Johnson fitted wardrobes and a large en suite providing a double basin, a bath and a walk in shower while the second bedroom also offers an ensuite shower room. Externally, to the rear is a stone flagged patio running the width of the property which is westerly facing, ideal for

hosting outdoors. The beautifully landscaped, private lawned garden enjoys sun-soaked afternoons and stunning sunsets. To the front, there is also an expansive lawned area adjacent to the sweeping driveway leading to the front of the house providing plenty of parking and access to the double 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. 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 2JW

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 BC - Council Tax Band: G

VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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