

















## 60 Manchester Road

Tytherington, Macclesfield

An expensive 6-bed, 3000+ sqft detached house on a spacious 1/3 acre plot. Versatile layout, handcrafted kitchen, generous parking, potential for garage and development. Ideal location near amenities and schools.

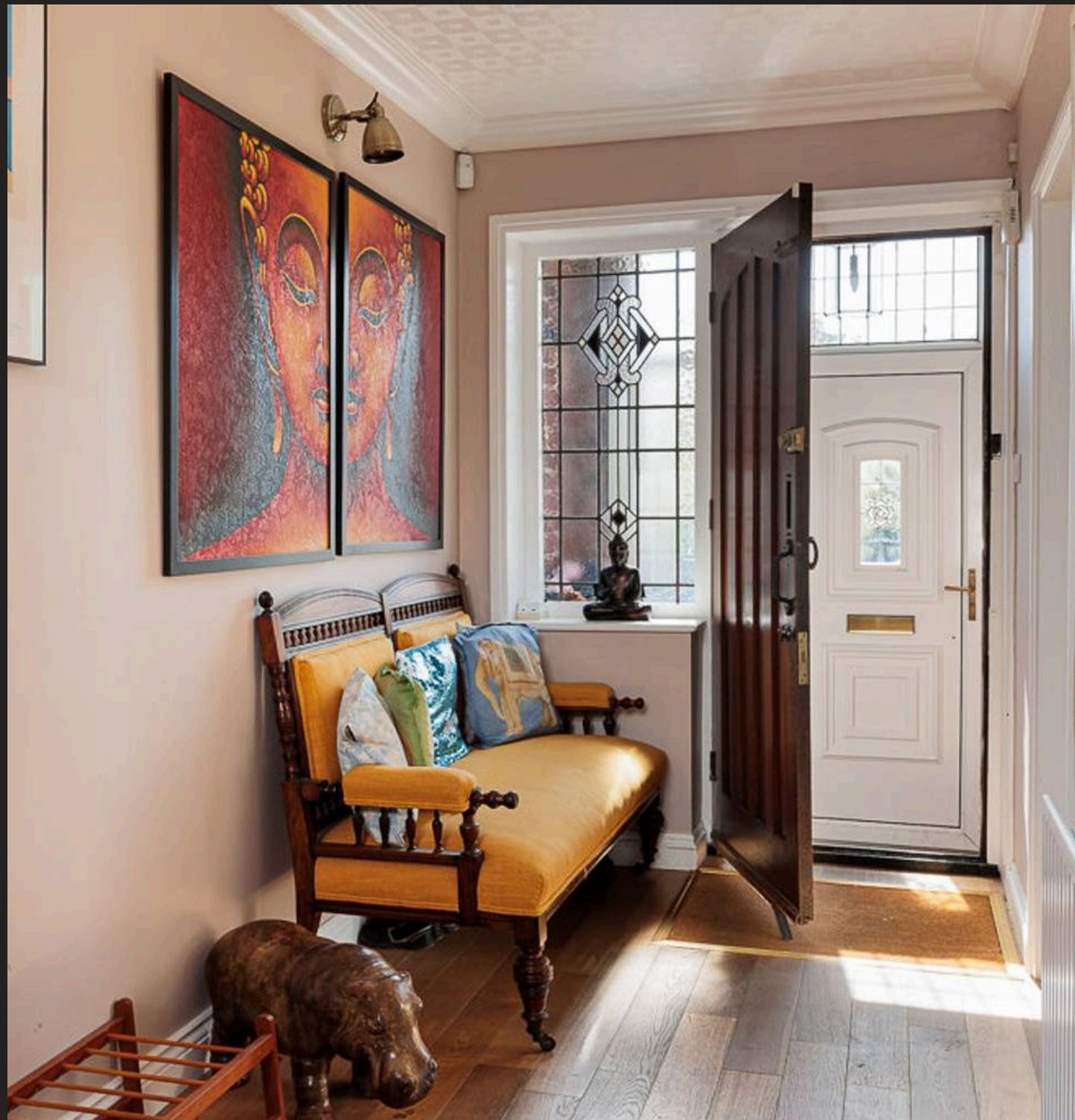
Council Tax band: F

Tenure: Freehold

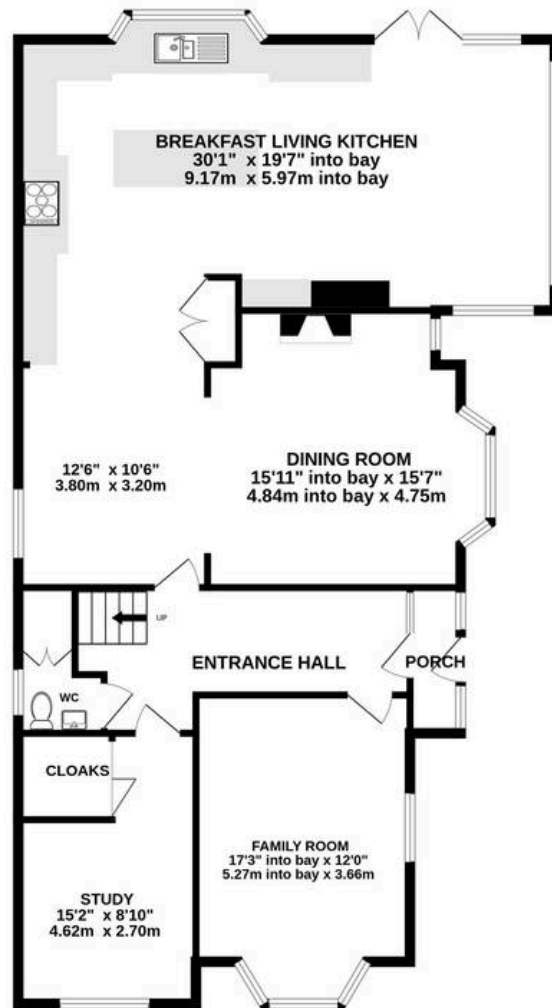
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

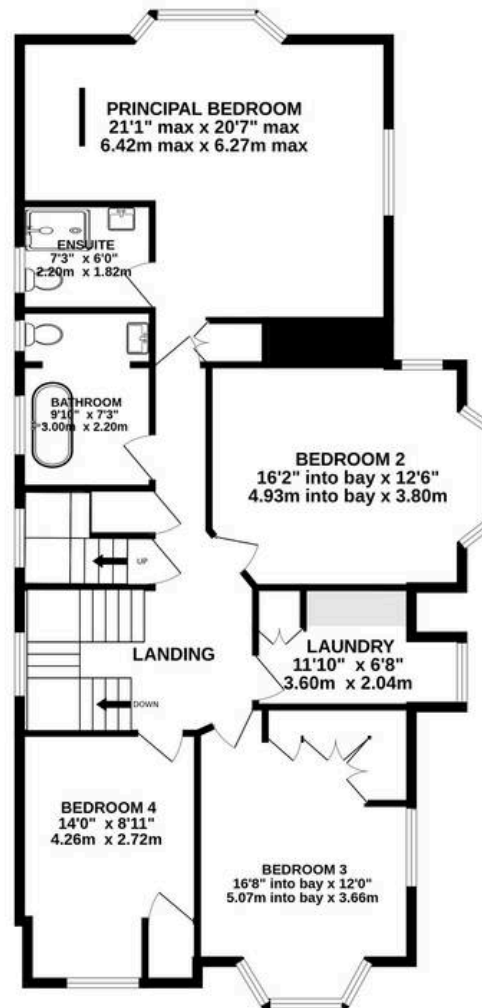
- A wonderful detached family residence providing well over 3000 square feet of accommodation
- Six bedrooms and three bathrooms, plus downstairs WC and first floor laundry room
- Sprawling plot of around 1/3 acre with plentiful parking space, large grassed lawns, great privacy and potential for a garage and further accommodation (STPP)
- Prime position, elevated and set back from the road, ideal for a section of local amenities and schools



GROUND FLOOR  
1367 sq.ft. (127.0 sq.m.) approx.



1ST FLOOR  
1187 sq.ft. (110.3 sq.m.) approx.



2ND FLOOR  
717 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 3271 sq.ft. (303.9 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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## Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

[www.srushton.co.uk](http://www.srushton.co.uk)



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