





2, Tegsnose Mount, Macclesfield, Cheshire SK11 0BX

Situated in a fantastic location in the heart of Langley Village, a superbly presented, much improved and deceptively spacious three bedroom semi-detached home with lovely gardens and ample off-road car parking.

Tegsnose Mount is a fantastically placed cul-de-sac in the centre of Langley Village, characterised by beautiful vistas over the surrounding countryside. This particular property enjoys an excellent spot and is fronted by a deep driveway providing parking for numerous vehicles, whilst to the rear, there is a pretty south westerly facing garden, which is laid to paving for ease of maintenance, with well-stocked flowerbed borders.

We would strongly recommend an internal inspection to appreciate the deceptively spacious accommodation with generous room sizes throughout, including an impressive lounge and a stunning dining kitchen, which is fitted with an excellent range of units and a host of appliances and also has double doors to outside.

To the first floor there are three bedrooms, two being doubles and a well appointed bathroom. The home has gas fired central heating and uPVC double glazing and is sure to appeal to a variety of purchasers.

Langley is a small compact linear village sitting at the foot of Teggs Nose and acts as the gateway to Macclesfield forest. It is a pretty semi rural village situated approximately 3 miles to the south of Macclesfield. Langley originally contained Silk printing, dyeing and finishing mills. Within the village there are a number of local public houses including The Leather Smithy and The St Dunstan both of which attract many locals and ramblers alike overlooking Teggs Nose to the rear. The village boasts a strong community feel with many local events and attractions taking place. The Main Road through the village leads to Macclesfield Forest where there are many beautiful walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along the A523 Leek Road turning left at the traffic lights into Byrons Lane, signposted Sutton and Langley. Proceed under the viaduct and turn left into Jarman which in turn leads into Langley Road, then Main Road. Follow the road through the village and the Tegsnose Mount can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Covered Porch

Courtesy light. Quarry tiled floor. Composite front door to Entrance Hall.

Entrance Hall

Understairs storage cupboard. Laminate flooring. Radiator.

Cloakroom

Quadrant pedestal wash basin with tiled splashback. Low suite W.C. Extractor fan. Vertical radiator.

Lounge

14'10 x 11'10

Ceiling cornice. T.V. aerial point. Three wall light points. uPVC double glazed window. Double panelled radiator.

Dining Kitchen

25'2 x 9'9

Single drainer, one and a half bowl composite sink unit with central mixer taps and Shaker style base units below. An additional range of matching base and eye level units contrasting work surfaces extending to a breakfast bar. Under unit lighting. Integrated double oven. Integrated four ring induction hob with stainless steel extractor canopy over. Other integrated appliance include a fridge and freezer, wine fridge and dishwasher. Plumbing for automatic washing machine. Laminate flooring. uPVC double glazed windows. Worcester gas central heating and domestic hot water combination boiler. uPVC patio doors opening onto the rear garden and uPVC door also to the rear garden.

First Floor

Landing

Storage to the eaves. Loft access. Storage cupboard. uPVC double glazed window.



Bedroom One

14'10 x 9'3

A comprehensive range of built-in bedroom furniture to one wall. uPVC double glazed window. Radiator.

Bedroom Two

11'11 x 9'10

uPVC double glazed window. Radiator.

Bedroom Three

9'10 x 6'1

uPVC double glazed window. Radiator.

Bathroom

The white suite comprises a P-shaped panelled bath with mixer taps and thermostatic shower over, a vanity wash basin with storage unit below and a low suite W.C with concealed cistern. Recessed spotlighting. Partially tiled walls. Extractor fan. uPVC double glazed window. Vertical chrome heated towel rail.

Outside

Gardens

To the rear of the property there is a full width stone flagged patio with steps leading to a neat raised lawn with well-stocked mature beds and borders with an attractive stone wall frontage. To the front of the property there is a generous driveway providing ample vehicular off-road parking with gravelled hardstanding and well-stocked mature beds and borders as well as mature beech hedge.

£419,950

HOLDEN & PRESCOTT





