



8 Hall Close, Tytherington, Macclesfield, Cheshire, SK10 2HH

Occupying a superb position on a quiet cul-de-sac within close distance of Tytherington Golf & Country Club, schools and local shops. This substantial and well presented two double bedroom detached true bungalow offers well proportioned accommodation and in brief comprises; porch, entrance hallway, spacious living/dining room with sliding patio doors to the garden, sitting room with spiral staircase to the loft room, dining kitchen, utility, two double bedrooms and a shower room. Outside, the property is set within extensive grounds with the rear garden being a real feature. This mature garden offers a stone patio which is ideal for entertaining family and guests or to just simply relax and enjoy, overlooking a well maintained lawn with various shrubs and hedging to the borders. Mature trees beyond provide a high degree of privacy. The driveway to the front provides ample off road parking with a well maintained lawn to the side. We strongly recommend an internal inspection to appreciate the overall room sizes and spaciousness of this fabulous true bungalow.

£425,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Tytherington provides excellent everyday facilities including shops, petrol station, primary and secondary schools as well as the Tytherington Golf and leisure Club with its own championship golf course. Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions

Leaving Macclesfield in a Northerly direction along the Silk Road, turn left at the first roundabout onto Brocklehurst Way. Take the fourth right onto Tytherington Drive. Take the second left onto Hall Grove and follow around onto Hall Close where the property will be found on the right hand side at the head of the cul-de-sac.

Entrance Porch

15'0" x 6'9"

Stone floor. Double glazed windows and door. Door to the hallway.

Hallway

Spacious hallway with two windows to the side aspect. Radiator.

Sitting Room

16'3" x 8'11"

Versatile room with double glazed window to the side aspect and curved window to the front aspect. Spiral staircase to the loft space. Ceiling coving. Radiator.

Loft Room

21'2" x 9'11"

Useful loft space with storage to the eaves. Skylight window. Restricted head height.

Kitchen/Dining Room

20'1" max x 9'7" extending to 13'11"

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Stainless steel sink unit with mixer tap and drainer. Inset four ring gas hob with extractor hood over. Built in double oven. Space for a fridge freezer. Built in storage cupboard. Recessed ceiling spotlights. Space for a dining table and chairs. Radiator. Double glazed French doors to the garden.

Utility Room

5'0" x 6'11"

Stainless steel sink unit with mixer tap and drainer. Space for a washing machine and additional appliances. Double glazed window to the rear aspect. Recessed ceiling spotlights.

Living Room

15'10" x 20'2"

Featuring a log burning stove within chimney breast. Double glazed window to the front aspect. Double glazed sliding patio doors to the garden. Radiator.

Bedroom One

13'8" to wardrobe front x 11'9"

Double bedroom fitted with a range of floor to ceiling wardrobes to one wall. Double glazed window to the front and side aspect. Radiator.

Bedroom Two

12'1" x 10'4"

Double bedroom with double glazed window to the side aspect. Radiator.

Shower Room

Fitted with walk in shower, push button low level WC and vanity wash hand basin. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the side aspect.

Outside

Driveway

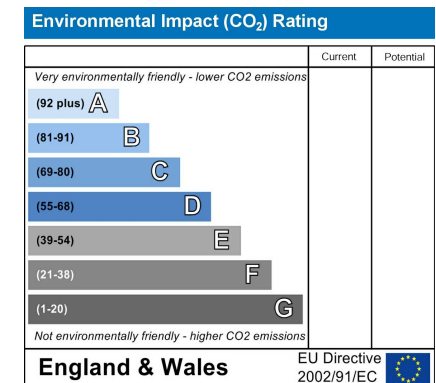
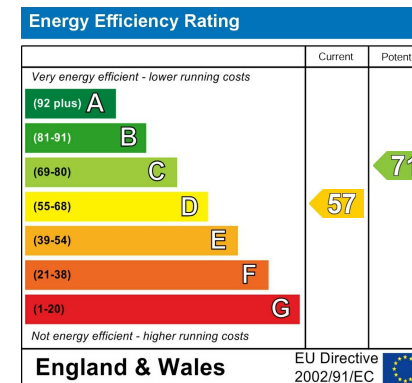
To the front is a stone driveway providing off road parking for several vehicles with an attractive front lawn to the side. Courtesy gate to side with access to the rear garden.

Large Garden

The property is set within extensive grounds with the rear garden being a real feature. The mature garden offers a stone patio which is ideal for entertaining family and guests or to just simply relax and enjoy, overlooking a well maintained lawn with various shrubs and hedging to the borders. Mature trees beyond provide a high degree of privacy. A courtesy gate to the side allows access to the front.

Tenure

We are advised by our vendor that they own the Leasehold title and also the Freehold reversion. We would recommend any prospective buyer to confirm these details with their legal representative. We also believe that the council tax band is E.

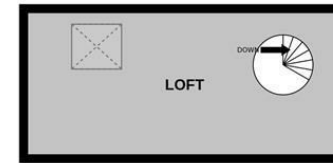




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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