



**GASCOIGNE
HALMAN**

10 HETHERINGTON SQUARE, HETHERINGTON
SQUARE, TYTHERINGTON, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT



10 HETHERINGTON SQUARE, HETHERINGTON SQUARE, TYTHERINGTON, MACCLESFIELD

£415,000

A spacious well presented four bedroom two bathroom town house situated in a much sought after location in Tytherington. Lovely aspect down the green and a private rear garden.

An Extremely Spacious Four Bedroom Two Bathroom Town House.

Beautifully Presented Throughout.

Great Position With A Private Garden And Views Over The Green To The Front.

Garage And A Double Driveway.





DESCRIPTION

Situated in a small square with a lovely open green to the front on this highly sought after modern development in Tytherington.

If you are wanting excellent sized beautifully presented accommodation, then this house needs to be viewed. It comes with off road parking for two cars and a private good sized rear garden to the rear.

The accommodation in brief comprises of a fabulous sized entrance hall with a cloaks cupboard, cloakroom/WC under stairs storage, stairs to the first floor and attractive wooden effect flooring, running across the rear of the house is a spacious open plan Dining/Kitchen which is attractively fitted in a matching range of white fronted units with integrated appliances ample room for a kitchen table, there's the French doors and window overlooking the private garden, also from the hallway gives you access through into the garage which has an electric charging point.

On the first floor there is a landing with a return staircase giving access to the top floor, the spacious lounge is positioned to the front of the house, with two Juliet balconies overlooking the lovely square, great sized master bedroom with a window overlooking the private garden and the en-suite shower room beautifully fitted in a modern suite with a double sized shower cubicle. On the top floor there is the landing an airing cupboard three further bedrooms, two large doubles and a good sized single, beautifully fitted family bathroom with tiled walls and floor.

Outside to the front there is a block paved driveway, to the rear one of the benefits of this house is a good sized garden which is not overlooked, large composite decked area ideal for entertaining and from the master bedroom and second bedroom you can get lovely views of the hills and White Nancy.

DIRECTIONS

SAT-NAV SK10 2ZD

LOCATION

Tytherington is situated a few minutes drive from Macclesfield Town Centre (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 Development made up of attractive modern homes and also the Tytherington Club which offers an 18 Hole Championship Golf Course and state-of-the-art leisure facilities.

TENURE

Freehold

We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

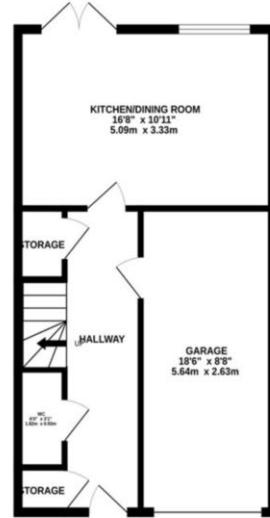
LOCAL AUTHORITY

Cheshire East BC CTB D

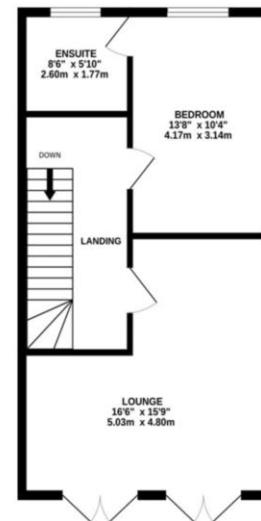
EPC

B

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



2ND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1433 sq.ft. (133.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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