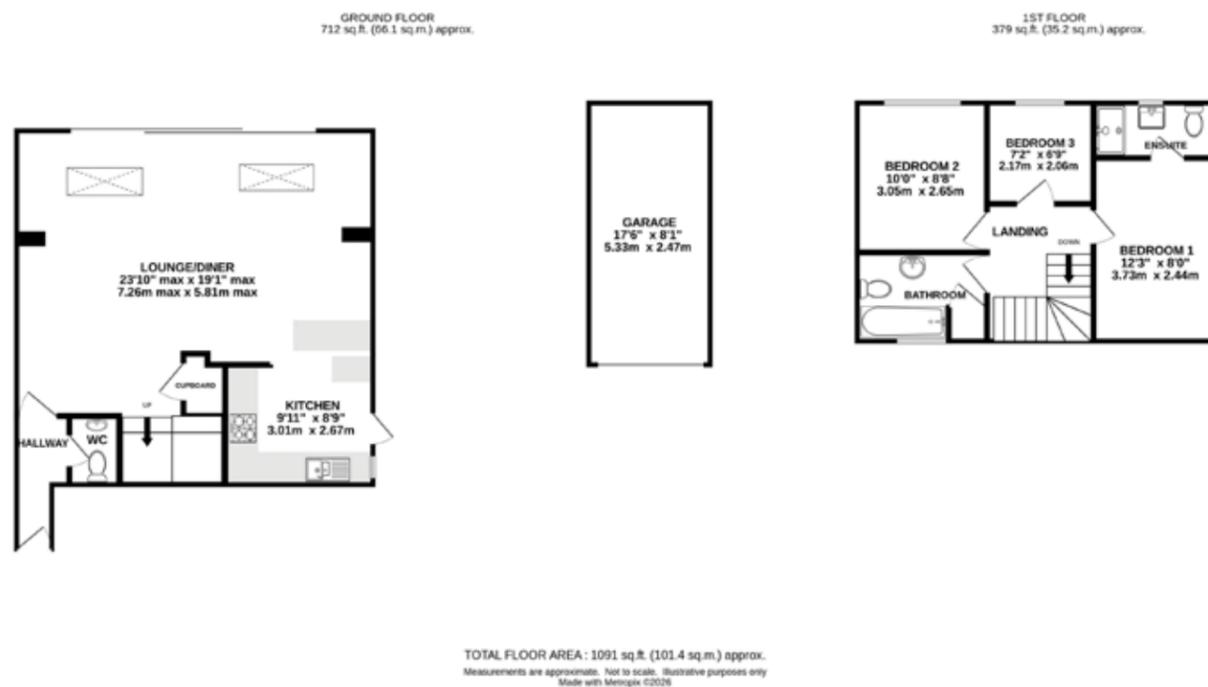


**19 ASCOT CLOSE**  
Tytherington  
**£350,000**



**NOTICE**  
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Prestbury  
 Spindles, The Village, PRESTBURY SK10 4DG  
 01625 827467 prestbury@gascoignealman.co.uk

gascoignealman.co.uk



**GASCOIGNE HALMAN**

An absolutely stunning, extended, well proportioned Three bedroom modern mews house enjoying a landscaped Westerly facing corner plot garden, modern open plan kitchen/diner/living, parking and garage.

- OPEN PLAN LIVING
- CUL-DE-SAC
- WESTERLY FACING GARDEN

- BRIGHT, MODERN MEWS HOUSE
- EXTENDED
- THREE BEDROOMS

£350,000

19 ASCOT CLOSE

Tytherington



An absolutely stunning, extended, well proportioned Three bedroom modern mews house enjoying a landscaped Westerly facing corner plot garden, modern open plan kitchen/diner/living, parking and garage. Nestled in on a quiet cul-de-sac this lovely three bedroom home is tucked away on a sought-after close on the highly desirable Tytherington Links Development. This house has been modernised throughout to high standards and in brief comprises of an entrance hall with a cloakroom/WC. This gives access to the large, extended, open-plan kitchen/diner/living space. This beautiful, bright room offers a fantastic living space with a large sliding patio door out to the rear and a contemporary fitted kitchen.

The first floor lays host to three bedrooms and 2 bathrooms. The master bedroom is of wonderful proportions and also offers an en-suite shower room. There are two more good size bedrooms which are serviced by the family bathroom. Outside the property occupies a corner plot, with a large westerly facing garden which has been laid with artificial grass for easy maintenance. A smart raised decking area provides a dedicated seating and dining space, with well stocked borders for added privacy. To the front there is a single garage and off-road parking.

**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**

SAT NAV: SK10 2UH

**TENURE**

Freehold - to 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 - Council Tax Band: D

**VIEWING**

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignealman.co.uk

GASCOIGNE HALMAN