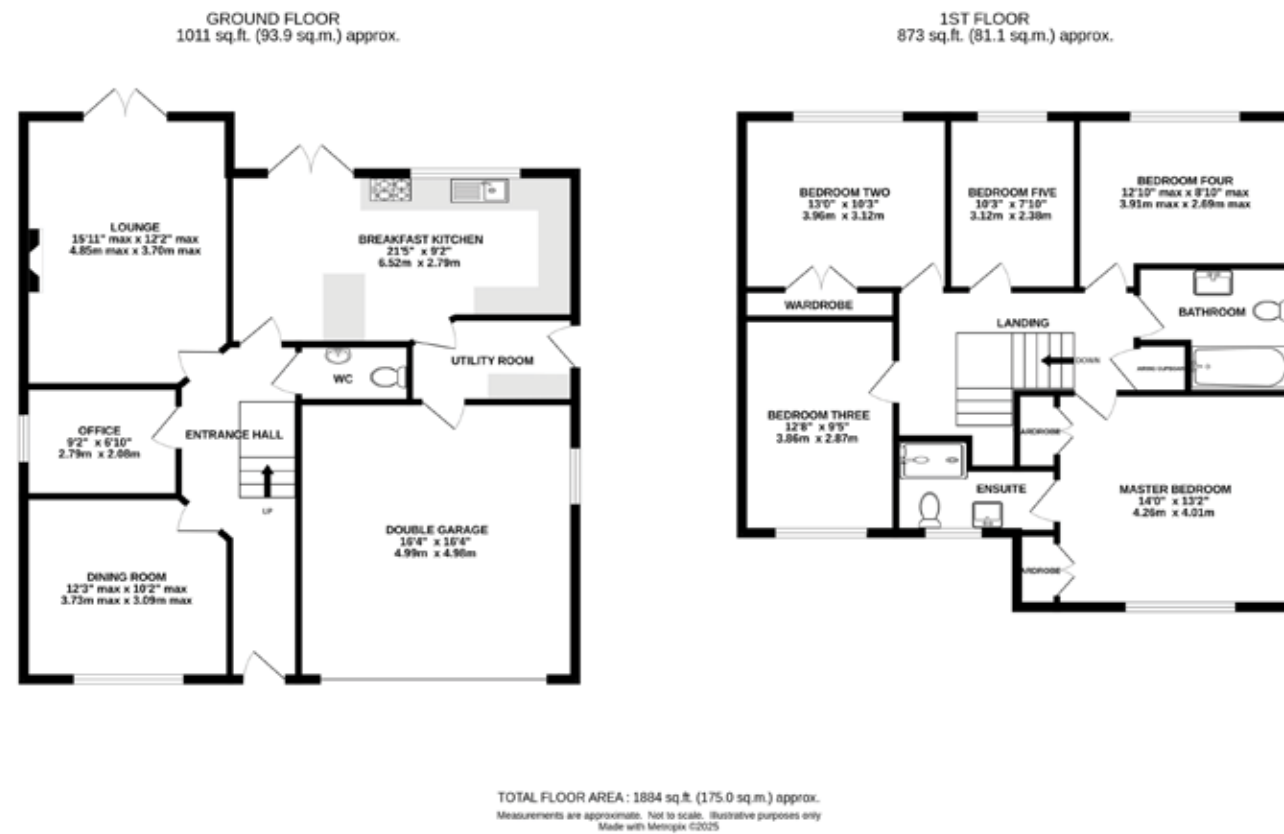


43 AUGUSTA DRIVE
Macclesfield
£675,000



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
8 The Village, PRESTBURY SK10 4DG
01625 827467 prestbury@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

A fantastic five bedroom detached house
in the ever popular Tytherington Links
development which combines location,
style, and space in perfect harmony.

- DETACHED HOUSE
- FIVE DOUBLE BEDROOMS
- SOUTH FACING REAR GARDEN

- CONTEMPORARY AND STYLISH INTERIOR
- TYTHERINGTON LINKS DEVELOPMENT
- BEAUTIFULLY BALANCED ACCOMMODATION

£675,000

43 AUGUSTA DRIVE

Macclesfield



DESCRIPTION

Situated in the heart of the sought-after Tytherington Links development, this beautifully presented five-bedroom detached home enjoys a peaceful setting adjacent to a charming woodland backdrop, offering both privacy and a touch of nature on your doorstep. The ground floor offers well-balanced and versatile living space, ideal for modern family life and entertaining. The welcoming entrance hall leads to a smart WC, a formal dining room, a private stud. At the heart of the home is a stunning fitted breakfast kitchen with high-spec appliances, sleek cabinetry, and ample space for informal dining. A separate utility room adds practicality and

convenience with access to the double garage. Upstairs, the home continues to impress. The spacious landing gives access to five beautifully presented bedrooms, including a luxurious main bedroom suite complete with its own high-end en-suite shower room. Four further double bedrooms provide ample space for family and guests, all serviced by a superbly appointed main bathroom. Outside, the property benefits from a south-facing rear garden, a true sun trap, mainly laid to lawn and complemented by a patio area and beautifully stocked terraced borders. To the front, a block-paved driveway provides off-road parking for two vehicles and leads to a double garage, offering excellent storage or further parking space.

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 2UR

TENURE

Freehold - to be 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 BC - Council Tax Band: G

VIEWING

Viewing strictly by appointment through the Agents.

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



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