



36 Belfry Drive, Macclesfield

Macclesfield

Guide Price £525,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



36 Belfry Drive

Macclesfield

An attractive four bedroom detached family home combining spacious accommodation with a prime Tytherington cul-de-sac location.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- DETACHED HOUSE
- CUL-DE-SAC LOCATION
- NO ONWARD CHAIN
- DRIVEWAY PARKING AND GARAGE
- FOUR BEDROOMS
- SOUGHT AFTER TYTHERINGTON LINKS DEVELOPMENT

Belfry Drive is situated on the highly sought after and acclaimed Tytherington Links development, located close to the prestigious Tytherington Club and comprising a pleasant mixture of detached houses and bungalows.

This particular property occupies a particularly quiet position towards the head of the drive and enjoys a superb, private rear garden with a pleasant wooded backdrop. To the front, the property is approached via a double width driveway providing excellent parking, whilst the front garden is principally laid to lawn with well-stocked borders.



36 Belfry Drive

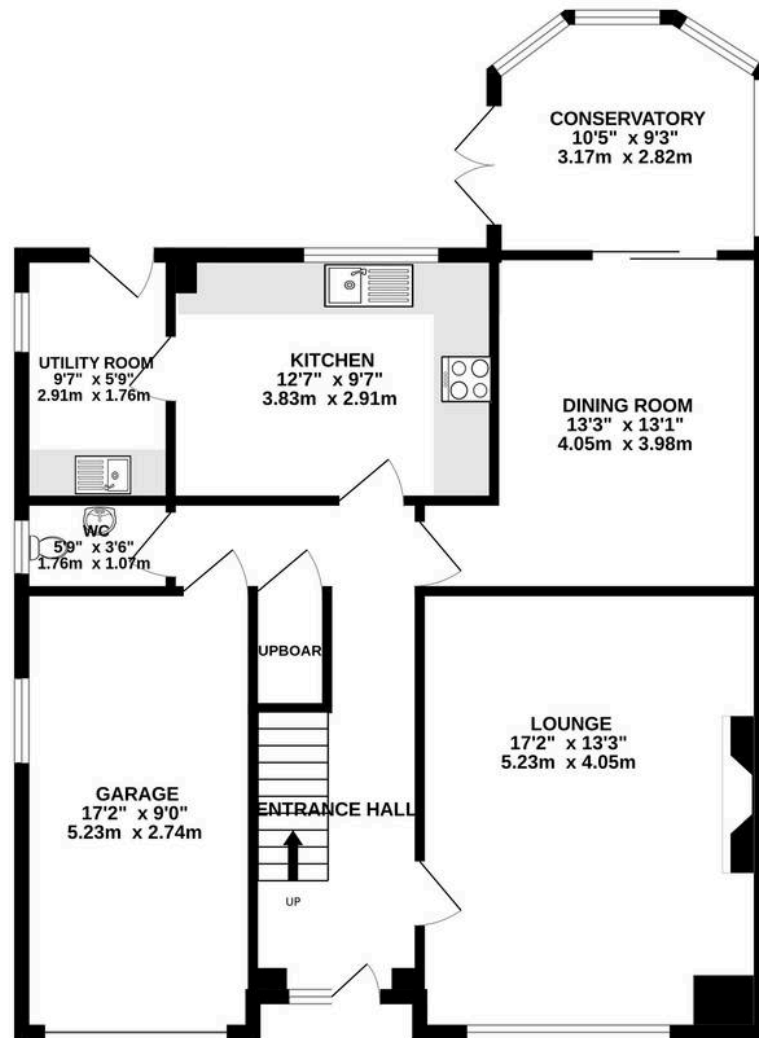
Macclesfield

Internally, the ground floor provides a particularly well-balanced layout, with an impressive lounge with feature fire place, together with a separate dining room and additional conservatory overlooking the rear garden. The breakfast kitchen is fitted with an excellent range of beech-style units and is complemented by a separate utility room. There is also a useful cloakroom/WC and integral access to the garage.

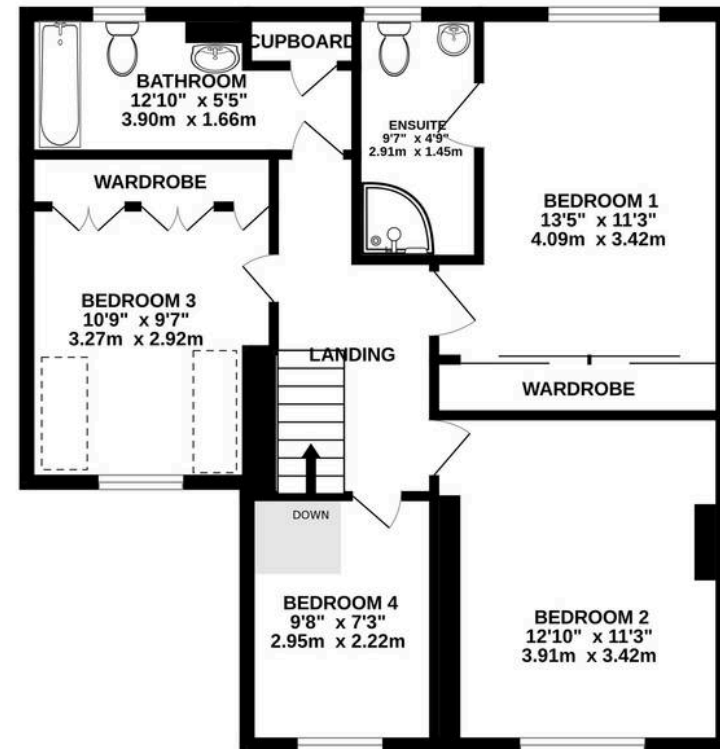
To the first floor are four generous bedrooms, three of which are comfortable doubles. The principal bedroom benefits from a comprehensive range of fitted wardrobes together with a spacious en-suite shower room. Bedroom two also benefits from an excellent range of built-in wardrobes, whilst the remaining bedrooms provide versatile accommodation for family, guests or home working. The family bathroom is fitted with a three-piece suite and shower.



GROUND FLOOR
934 sq.ft. (86.7 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 1597 sq.ft. (148.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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