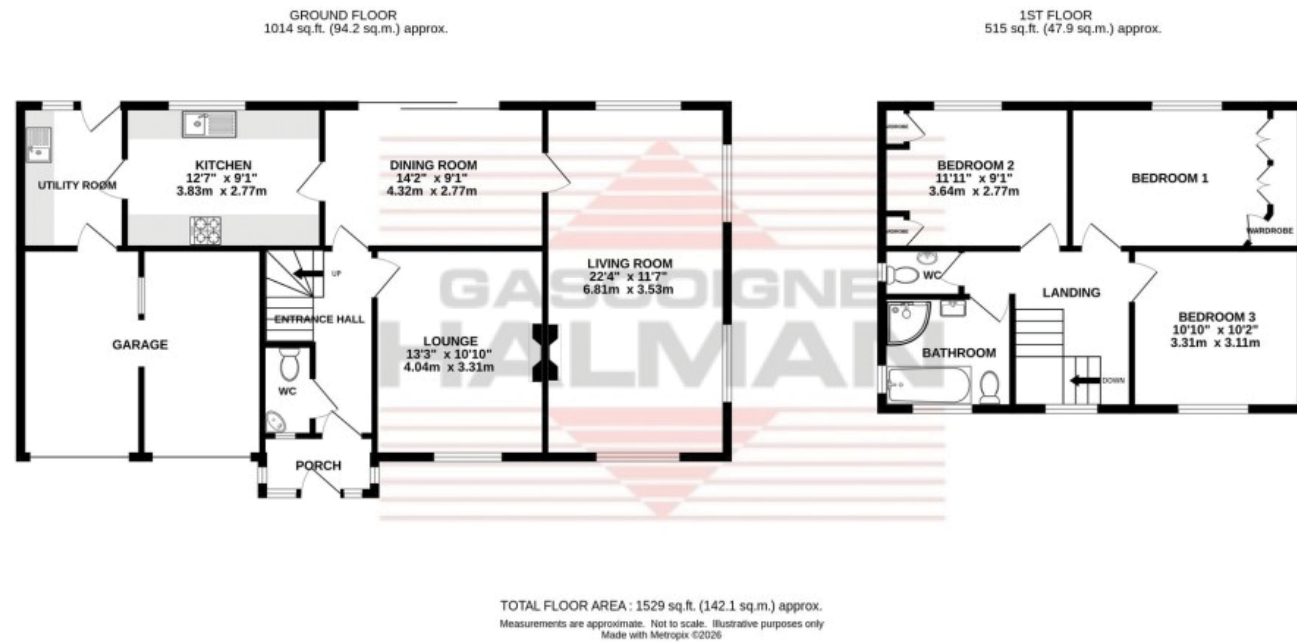


31 MARLBOROUGH DRIVE
Tytherington, Macclesfield
£700,000



NOTICE
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THE AREAS LEADING ESTATE AGENCY

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

gascoignehalman.co.uk



GASCOIGNE HALMAN

A Spacious Three Bedroom Detached Family
Home on a Generous Corner Plot in Sought-
After Tytherington Location.

- NO ONWARD CHAIN
- DETACHED HOUSE
- LARGE CORNER PLOT

- INTEGRAL DOUBLE GARAGE AND DRIVEWAY
- THREE DOUBLE BEDROOMS
- QUIET, LEAFY RESIDENTIAL ROAD

£700,000

31 MARLBOROUGH DRIVE

Tytherington, Macclesfield



Occupying a generous corner plot on a quiet, leafy road in the highly desirable area of Tytherington, this well-presented three-bedroom detached home offers spacious and versatile accommodation, making it an ideal purchase for families looking to settle in a prime residential location.

The property is approached via a welcoming entrance porch leading into a bright entrance hall with a convenient downstairs WC. To the front of the property is a comfortable lounge, while to the rear a superb dual-aspect living room provides an excellent space for relaxing or entertaining, with plenty of natural light flooding the room.

The dining room sits adjacent to the fitted kitchen, creating an ideal layout for family meals and social occasions, whilst the separate utility room offers additional practicality and direct access to the garden. An integral garage provides useful storage or potential for conversion (subject to the necessary consents).

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, alongside a modern family bathroom and separate WC. Externally, the property enjoys a substantial corner plot with mature gardens offering a good degree of privacy, ample outdoor space for families, and exciting potential to extend (subject to planning permission). The driveway provides off-road parking and leads to the integral garage.

LOCATION

The historic village of Prestbury is regarded as one of the most picturesque villages in Cheshire. Suitable for a broad demographic the village boasts excellent access to all the amenities of the general area; railway station, Local shops, Restaurants, Bars/Pubs, a highly regarded Primary School, Tennis club and a highly regarded Golf course to name a few. Alderley Edge & Wilmslow are only a very short distance away offering more comprehensive facilities and the town of Macclesfield is a very short distance with a direct link to London Euston in approx. 1 hour 40 mins. Manchester Airport and the motorway network are within 20 minutes' drive.

DIRECTIONS

Sat-Nav: SK10 2JY

TENURE

Freehold. (Subject to verification 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: E

VIEWING

Viewing strictly by appointment through the Agents.

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



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