



**GASCOIGNE
HALMAN**

3 BELFRY DRIVE, BELFRY DRIVE, TYTHERINGTON

THE AREAS LEADING ESTATE AGENT



3 BELFRY DRIVE, BELFRY DRIVE, TYTHERINGTON

£525,000

A four bedroom, two bathroom detached family home boasting a private rear garden, driveway and a three car garage. Situated on the very sought after Tytherington Links development.

A Four Bedroom Two Bathroom Detached Family Home.
Situated On The Extremely Popular Tytherington Links Development.

Larger Than Average Double Garage,Driveway and An East Facing Private Garden.

Two Good Sized Reception Rooms.

Breakfast Kitchen Complete With A Utility Room.





DESCRIPTION

A Four bedroom two bathroom detached family home situated on the extremely sought after Tytherington Links Development. This house enjoys good sized family accommodation a large double garage with potential to extend over (subject to planning permission and building regulations), private East facing garden and good amounts of off road parking.

The property is warmed by gas fired central heating and having UPVC double glazing through a room layout comprising of an entrance hall with the stairs to the first floor, under stairs storage cupboard and a cloakroom/WC, there is a good sized main lounge with a window to the front aspect,marble fireplace housing a living flame gas fire, this opens through into the dining room with French doors onto the rear garden. The dining room can also be accessed via the hallway, the breakfast kitchen is fitted in a matching range of light oak fronted units, integrated appliances, breakfast bar seating, tiled floor and window to the rear aspect. Utility room again fitted in the same range of units, window to the side, door to the garden and a wall mounted Glowworm gas fired central heating boiler.

On the first floor there is the landing with loft access with a pull down ladder, there are four bedrooms in total, three good sized doubles and a single. The master having fitted wardrobes and a good sized en-suite shower room, the bathroom is fitted in a three piece suite tiled walls and floor and an airing cupboard housing a hot water cylinder.

Garage is a large double with an up and over door to the front which is electrically operated, there's also an up and over door giving access to the garden. This is a large garage which could take two vehicles and having a workshop and further storage area. To the side to the rear is the East facing garden mainly laid to lawn, patio and timber shed. To the front, further lawned gardens and a block paved driveway for two cars.

LOCATION

Tytherington village provides excellent everyday facilities including shops, petrol station, primary and secondary schools. Macclesfield's town centre is also within a few minutes drive and offers more comprehensive facilities including a leisure centre, schools for children of all ages, and railway station providing both commuter rail services to Manchester, Stockport and other centres, and regular intercity services. Manchester International Airport and the motorway network are within 25 minutes drive away by car.

DIRECTIONS

SAT-NAV SK10 2TD

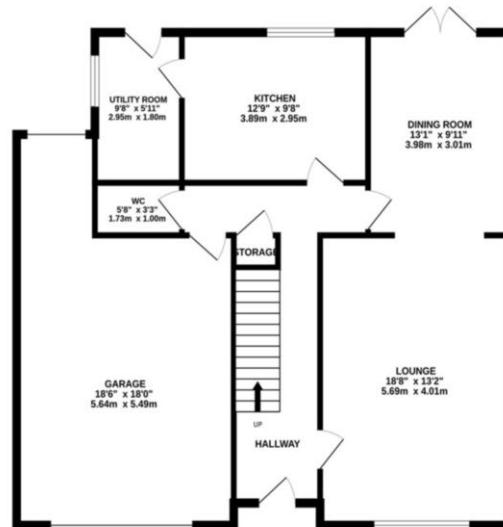
TENURE

Freehold and free from chief rent. (Prospective purchasers are advised to ask their solicitor to confirm the tenure of the property).

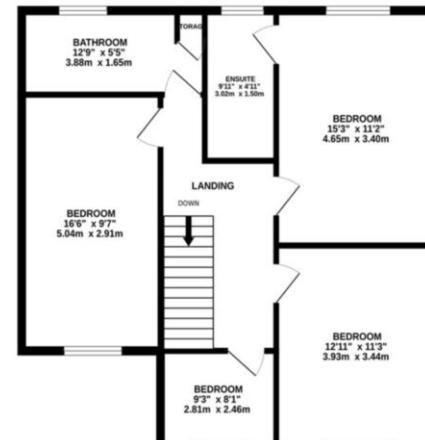
LOCAL AUTHORITY

Cheshire East Council CTB F

GROUND FLOOR
1035 sq.ft. (96.2 sq.m.) approx.



1ST FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 1780 sq.ft. (165.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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