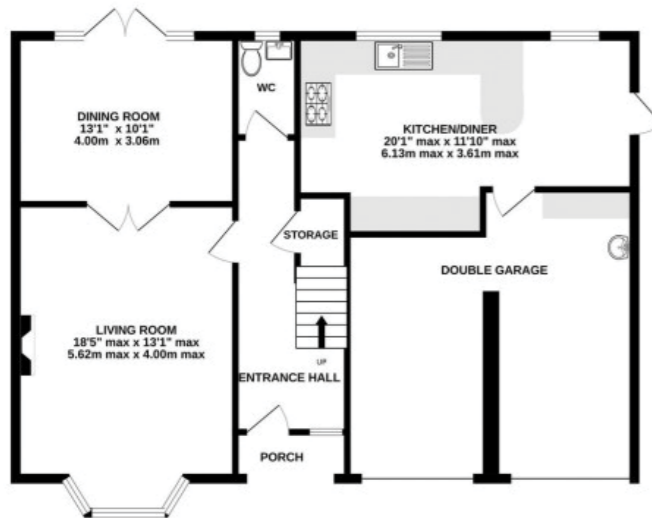
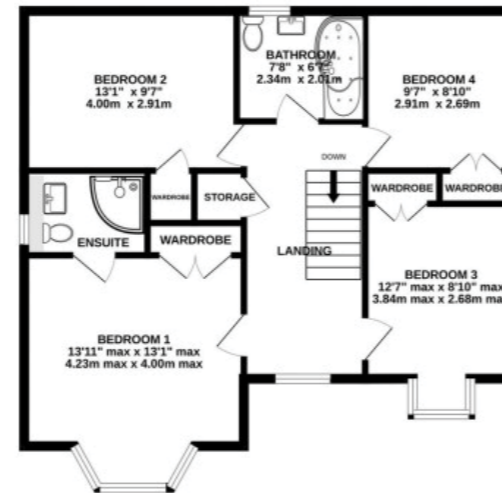


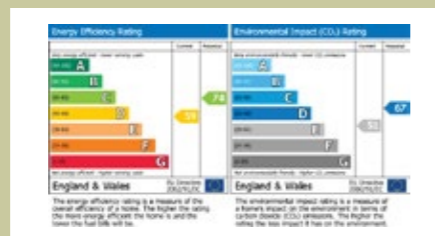
GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.



1ST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 1690 sq.ft. (157.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metroplan 62026



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



Situated on the highly desirable Tytherington Links Estate, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation throughout.
No Onward Chain.

GASCOIGNE HALMAN

- NO ONWARD CHAIN
- DETACHED FAMILY HOME
- PRIVATE REAR GARDEN
- DRIVEWAY PARKING AND DOUBLE GARAGE

- LIGHT AND MODERN THROUGHOUT
- SPACIOUS KITCHEN DINER
- FITTED WARDROBES IN ALL BEDROOMS

£595,000

62 FEARNDOWN WAY

Tytherington



This attractive family home combines spacious accommodation with a prime Tytherington location, close to excellent local amenities, schools and transport links, making it an exceptional opportunity for a wide range of buyers.

The property boasts a bright and contemporary feel, with well-proportioned rooms and an abundance of natural light. The ground floor comprises a welcoming entrance hall, a spacious lounge featuring a charming bay window and gas fire, creating an ideal space for relaxing and entertaining.

A separate dining room enjoys patio doors opening directly onto the rear garden, while the generous kitchen diner provides the perfect hub for modern family living. To the first floor, there are four excellent double bedrooms, all benefitting from fitted wardrobes. The principal bedroom enjoys the added luxury of an en-suite shower room, whilst the remaining bedrooms are served by a modern family bathroom.

Externally, the property continues to impress with a private rear garden featuring a flagged patio area, mature planted borders and a well-maintained lawn, offering an ideal setting for outdoor dining and family enjoyment.

To the front of the property, there is driveway parking leading to a double garage. The double garage offers ample space alongside a purpose utility area.

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 2UF

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: F

VIEWING

Viewing strictly by appointment through the Agents.

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



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