



9 Houghley Close, Macclesfield
Macclesfield

£350,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



9 Houghley Close

Macclesfield

A lovely three bedroom two bathroom detached home enjoying a fabulous position on this sought after cul de sac in Tytherington

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- A Three Bedroom Two Bathroom, Detached Family Home
- Fabulous Position With A Lovely Tree Lined Aspect
- Great Cul-De-Sac Location On The Sought After Tytherington Lynx Development
- Offered For Sale With No Onwards Chain
- Two Reception Rooms And A Breakfast Kitchen
- Garage And Off Road Parking



9 Houghley Close

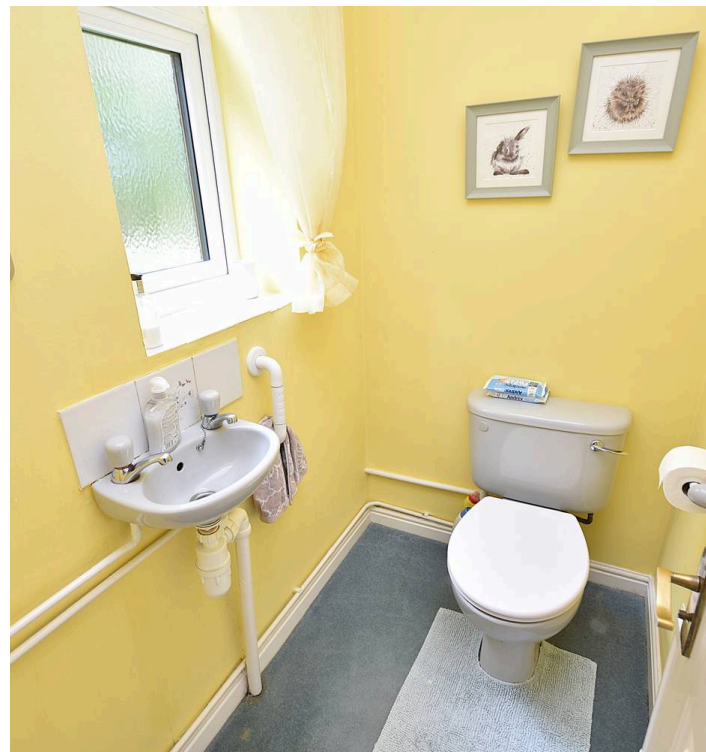
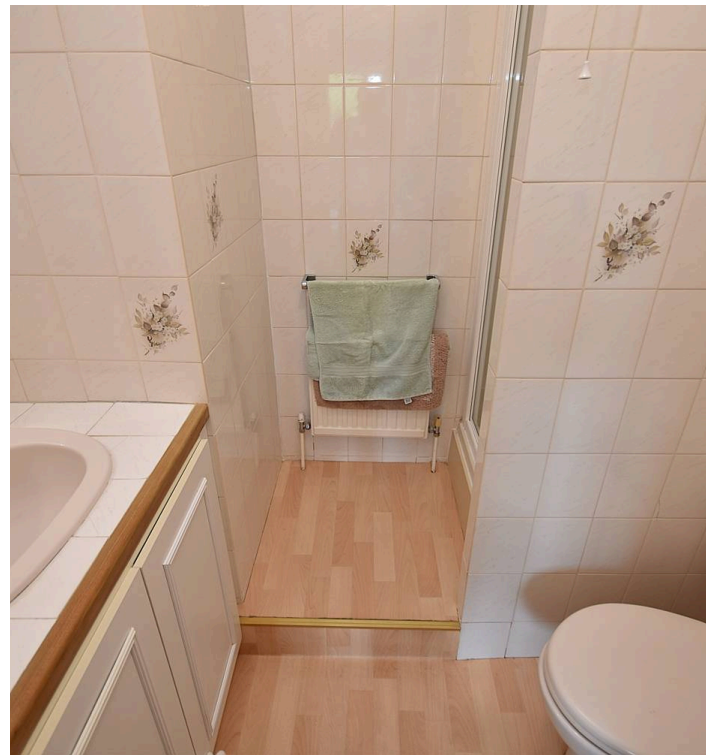
Macclesfield

Beautifully tucked away with a tree-lined aspect, this three-bedroom, two-bathroom detached family home is situated at the head of a lovely cul-de-sac on the Tytherington links development. Situated in a lovely private position and enjoying good levels of privacy, the property benefits gardens to the front, side and rear, a garage and a driveway.

The property is well presented throughout, although slightly dated in parts, and benefits from uPVC double glazing and gas-fired central heating. In brief, the accommodation comprises an entrance hall with a cloakroom/WC, a spacious lounge featuring a large window overlooking the front aspect, a fireplace housing an electric fire, and access through to the dining room. The dining room features patio doors opening onto the garden and a large understairs storage cupboard. The breakfast kitchen features a range of cream fronted units, integrated appliances, breakfast bar seating, window and door to the outside.

On the first floor is the landing, featuring a window overlooking the rear aspect. There are three bedrooms in total. The master bedroom features a range of fitted wardrobes, an en-suite shower room. The second bedroom is also a double bedroom again with fitted wardrobes and a window overlooking the garden. The third bedroom is a single also fitted in a range of wardrobes. The family bathroom features a three-piece suite with fully tiled walls.

Externally the brick-built garage features an up-and-over door, a window to the side and parking to the front.





9 Houghley Close

Macclesfield

Beautifully tucked away with a tree-lined aspect, this three-bedroom, two-bathroom detached family home is situated at the head of a lovely cul-de-sac on the Tytherington links development. Situated in a lovely private position and enjoying good levels of privacy, the property benefits gardens to the front, side and rear, a garage and a driveway.

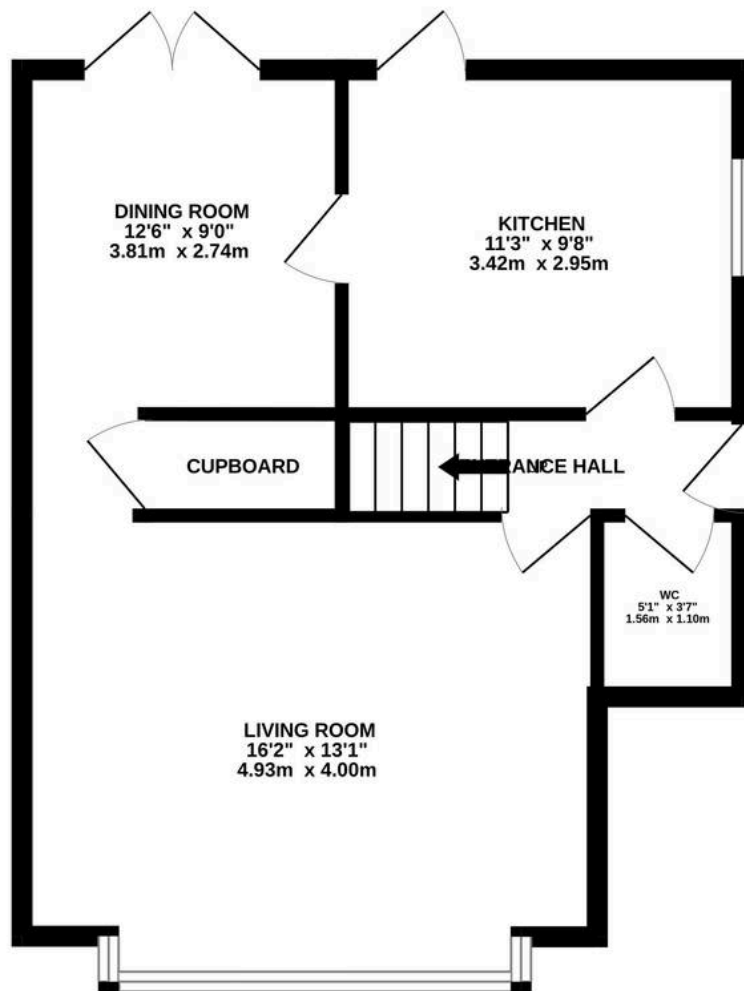
The property is well presented throughout, although slightly dated in parts, and benefits from uPVC double glazing and gas-fired central heating. In brief, the accommodation comprises an entrance hall with a cloakroom/WC, a spacious lounge featuring a large window overlooking the front aspect, a fireplace housing an electric fire, and access through to the dining room. The dining room features patio doors opening onto the garden and a large understairs storage cupboard. The breakfast kitchen features a range of cream fronted units, integrated appliances, breakfast bar seating, window and door to the outside.

On the first floor is the landing, featuring a window overlooking the rear aspect. There are three bedrooms in total. The master bedroom features a range of fitted wardrobes, an en-suite shower room. The second bedroom is also a double bedroom again with fitted wardrobes and a window overlooking the garden. The third bedroom is a single also fitted in a range of wardrobes. The family bathroom features a three-piece suite with fully tiled walls.

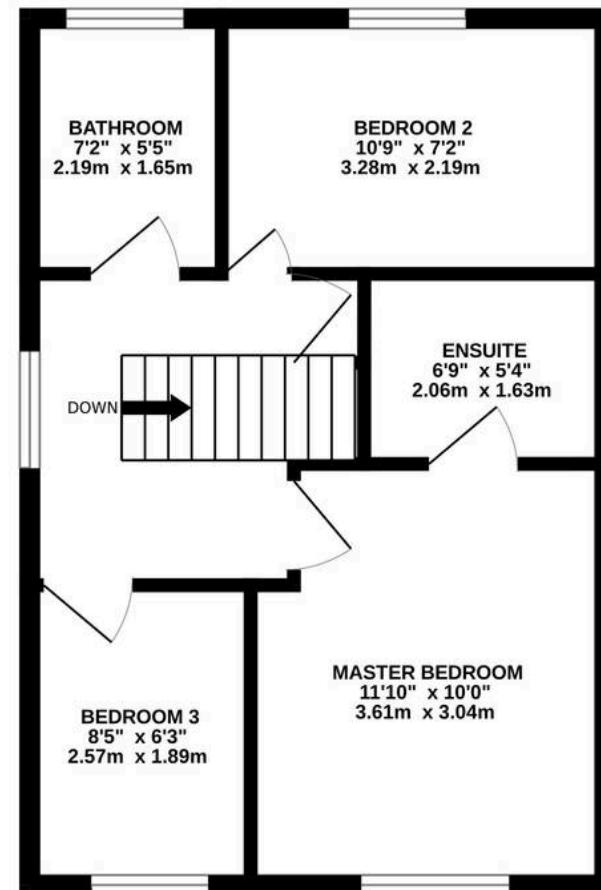
Externally the brick-built garage features an up-and-over door, a window to the side and parking to the front.



GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

You can include any text here. The text can be modified upon generating your brochure.



THE AREA'S LEADING ESTATE AGENCY