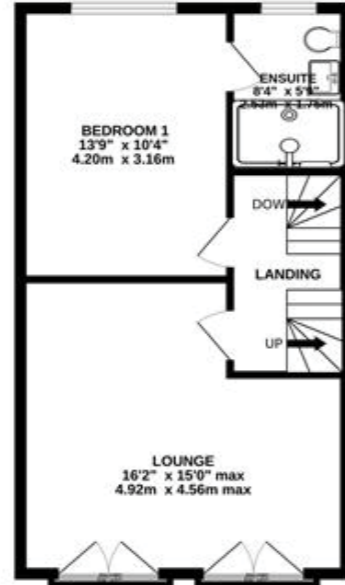


GROUND FLOOR

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 1389 sq.ft. (129.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2022



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

Macclesfield
80-82, Waters Green, MACCLESFIELD SK11 6LH
01625 511367 macclesfield@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

Situated on the highly acclaimed Kingsfield Park development, a superbly presented EXTENDED END TOWN HOUSE offering FOUR GOOD SIZE BEDROOMS, OPEN PLAN DINING KITCHEN, study / play room, private driveway and a pretty garden to the rear.

- Superb modern end town house
- Sought after location in Tytherington
- Large Lounge with two Juliet Balconies
- Superb open plan dining kitchen with sitting area, plus study/playroom

- Four generous bedrooms
- En-suite with double width shower, family bathroom
- Lovely private Garden
- Recently extended

£425,000

9 CORNOCK PLACE

Tytherington



Cornock Place is situated on the Kingsfield Park development in the much sought after village of Tytherington. Built by Jones Homes in 2018, this particular end town house enjoys an excellent spot and is fronted by a double width driveway for off road car parking, in addition to a good size integral garage. Special mention must be made of the well enclosed rear garden incorporating a patio and areas laid to lawn, which enjoys a good deal of privacy. Internally this well balanced family home offers excellent room proportions, including an impressive hallway with WC, large dining kitchen fitted with a host of appliances and double doors to outside.

The first floor features a superb lounge with two double opening doors with Juliet balconies and a 13 ft main bedroom with en-suite shower room. The second floor offers three further generous bedrooms, served by a fully tiled modern family bathroom. Presented to a high standard throughout, the house is ready for immediate occupation.

LOCATION

Conveniently located in the Tytherington area which boasts many local amenities within flat walking distance, including good schools, shops and a championship golf and leisure club, with the centre of Macclesfield just a short drive away. Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational

amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

DIRECTIONS

Leaving Macclesfield along the Silk Road in a northerly direction continue straight across the roundabout with MacDonalds and to the next roundabout, bearing left into Tytherington Lane. At the mini roundabout turn left into Springwood Way and take the third turning on the left into

Larkwood Way, then first left into Cornock Place, where the property can be found on the left. POSTCODE : SK10 2ZE

TENURE

We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Borough Council. Tax Band : D

VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

GASCOIGNE HALMAN