



# 3 Pasture Close, Macclesfield, SK10 2TF

Set within a most appealing and quiet cul-de-sac, on the ever sought after Tytherington Links and within a short stroll of Tytherington Golf & Country Club, excellent Primary and Secondary Schools and The Bollin Valley which will have particular interest for those enjoying rural walks. This delightful three bedroom detached family home is well presented throughout and in brief comprises; covered porch, entrance hallway, spacious living room, sitting room, fitted kitchen and dining room. To the first floor are three bedrooms, bathroom and separate WC. The driveway provides off road parking leading to the integral garage. A gated path to the side leads to the secure Southerly facing rear garden which is well maintained and enjoys a high degree of privacy. A patio and steps lead up to the lawned garden with attractive flower beds to the rear boundary.

## £350,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Situated just to the north of the town centre and effectively, Tytherington is a self-contained community in its own right. In addition to the Tytherington Club, with its championship standard golf course and its superb range of leisure facilities, there is both primary and secondary schooling in the area as well as an excellent parade of shops, which provide good day-to-day facilities and prove an ideal complement to the more comprehensive facilities that are to be found in the centre of Macclesfield. The town centre combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst in recent years it has grown to become a thriving business centre. Nowadays Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent and state primary schools and secondary schools and easy access to the town. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres..

#### Directions

Leave Macclesfield in a northerly direction along Beech Lane, after passing the school on the left hand side, turn left at the brow of the hill onto Dorchester Way and then take the second turning on the right onto Harvest Road. Take the first left onto Pasture Close and the property will be found on the left.

#### Entrance Hallway

Stairs to first floor landing. Under stairs storage cupboard. Radiator.

#### Living Room

15'0 x 10'4

Good size reception room with electric fire and brick surround. Double glazed window to the front aspect. Ceiling coving. Radiator. Archway through to the dining room.

#### Dining Room

9'0 x 8'1

Space for a table and chairs. Ceiling coving. Double glazed French doors to the conservatory. Radiator.

#### Conservatory

9'2 x 6'6

Double glazed window and door to the garden.

#### Kitchen

9'0 x 8'3

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset stainless steel sink unit with mixer tap and two drainers. Tiled returns. space for a cooker with concealed extractor hood over. Space for a washing machine and under counter fridge. Tiled floor. Radiator. Double glazed window to the rear aspect. Open to the breakfast room.

#### Breakfast Room

9'4 x 7'6

Double glazed window and door to the garden. Tiled floor. Radiator.

#### Stairs To The First Floor Landing

Access to the loft space. Double glazed window to the side aspect. Radiator.

#### Bedroom One

13'0 x 9'2

Double bedroom with ample space for a king size bed. Built in floor to ceiling wardrobe with sliding doors. Double glazed window to the front aspect with far reaching views over the rooftops. Radiator.

### Bedroom Two

10'0 x 9'0

Double bedroom with double glazed window to the rear aspect. Radiator.

### Bedroom Three

7;'5 x 6'6

Good size third bedroom with double glazed window to the front aspect. Built in over stairs storage cupboard. Radiator.

### Bathroom

Fitted with white suite comprising; panelled bath with overhead shower and pedestal wash hand basin. Part tiled walls. Electric shaver point. Double glazed window to the rear aspect. Radiator.

### Separate WC

Push button low level WC. Double glazed window to the side aspect.

### Outside

#### Driveway

A driveway to the front provides off road parking and lawn to the side. Gated access down the side of the property leads to the rear garden.

#### Integral Garage

19'0 x 8'0

electric roller door. Power and lighting. Wall mounted Vaillant boiler.

#### Southerly Facing Private Garden

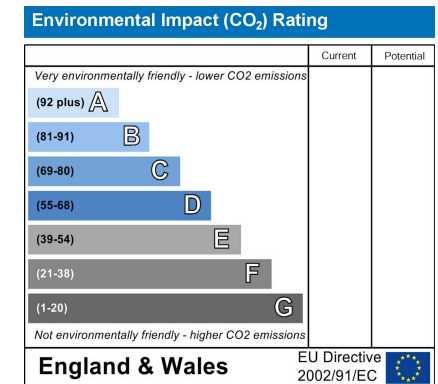
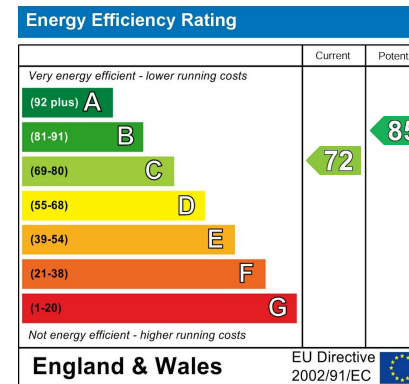
The private rear garden is well maintained and enjoys a high degree of privacy. A patio and steps up to a lawn with attractive flower beds to the borders. Fencing and brick walling to the perimeter with a courtesy gate to the side.

### Tenure

We believe the property to be Freehold.

We also believe that the council tax band is D.

We would advise any perspective buyer to confirm these details with their legal representative.





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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