

3 Monk Close

Macclesfield, SK10 2YW



mosley jarman



3 Monk Close, Tytherington, Macclesfield, SK10 2YW

£550,000

An impressive three storey executive detached modern home positioned within a small cul-de-sac of just three other homes, boasting five bedrooms and a southerly facing private rear garden.

This excellent detached house, built in recent years by renowned local builders 'Jones Homes, the house sits within a desirable development in Tytherington, close to Macclesfield, Prestbury village and glorious countryside.

The accommodation in brief offers a central welcoming hall with wc and cloaks cupboard, then a large separate living room and enhanced dining kitchen with quartz worktops, Neff appliances and a useful utility room with larder. Attractive tiled flooring has been upgraded to the whole ground floor.

There are three bedrooms to the first floor, with the principal bedroom having an en-suite and fitted bathroom off the landing. A further two bedrooms and shower room can be found to the second floor. Excellent storage is provided throughout, with fitted bedroom furniture to all bedrooms.

Parking is offered via a front driveway leading to the rear detached single garage.

- ATTRACTIVE MODERN EXECUTIVE DETACHED HOME
- SECLUDED SOUTHERLY FACING REAR GARDEN
- THREE BATH/SHOWER ROOMS
- USEFUL UTILITY ROOM & DOWNSTAIRS WC
- SPACIOUS ACCOMMODATION ACROSS THREE FLOORS
- FIVE BEDROOMS ALL WITH FITTED FURNITURE
- SEPARATE LIVING ROOM & FITTED DINING KITCHEN
- DETACHED SINGLE GARAGE



THE LOCATION

Nestled in a quiet cul-de-sac in the sought-after Tytherington area, 3 Monk Close offers a superb location with excellent proximity to local amenities and countryside charm. Just a short drive or walk from Macclesfield town centre, the property provides easy access to Prestbury village, renowned for its picturesque setting and boutique shops. Families will appreciate the excellent nearby schools, while outdoor enthusiasts can enjoy the beautiful surrounding countryside. Macclesfield Train Station is conveniently close, offering direct links to Manchester and London – ideal for commuters.

GROUNDS & GARDENS

The house offers a high degree of privacy and seclusion being approached over a small block paved cul-de-sac serving only two neighbouring houses. Also, there is a front driveway leading to the rear detached single garage. Whilst, the enclosed lawned garden takes benefit from a private southerly aspect.

IMPORTANT INFORMATION

Council Tax Band: F

EPC grade: D

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband^{**}: Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three^{*}

Mobile Coverage^{**}: Mobile coverage at the property available with all main providers^{*}.

Parking: Off road parking to the front of the property.

Rights of Way- TBC

Water Metre- TBC

Tenure: Leasehold 989 years remaining. Ground Rent £460 per annum.

^{*} Information provided by GOV.UK

^{**} Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **SK10 2YW**

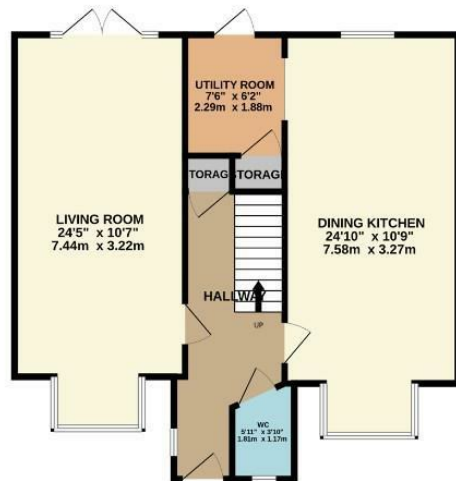
What 3 Words: **join.hood.glove**

Council Tax Band: **F**

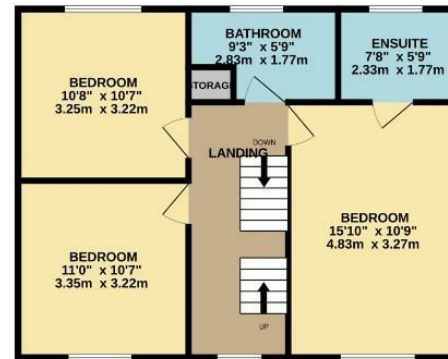
EPC Rating: **B**

Tenure: **Leasehold**

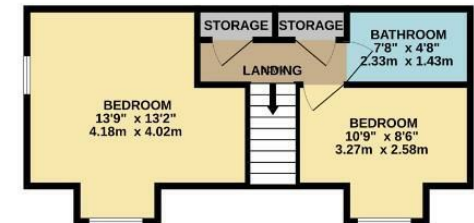
GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



2ND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1841sq.ft. (171.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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