





3, Tegsnose Mount, Macclesfield, Cheshire SK11 0BX

Set within a highly sought-after cul-de-sac in the heart of Langley Village, this charming three-bedroom semi-detached home enjoys a peaceful setting with breathtaking views across the surrounding countryside.

Tegsnose Mount is renowned for its desirable location, perfectly combining village charm with picturesque scenery. This well-cared-for home has been lovingly maintained and offers an excellent opportunity for new owners to update and personalise to their own style.

The accommodation briefly comprises an entrance hall, cloakroom/W.C, a lounge, and a kitchen that opens into a dining room. Upstairs, there are three generously sized bedrooms along with a modern shower room. Additional benefits include gas central heating and uPVC double glazing throughout.

Externally, the property is set back from the road, featuring a block-paved driveway with off-road parking for up to three vehicles, framed by neatly trimmed hedging and a well-maintained lawn. The rear garden is fully enclosed and designed for low-maintenance living, with a paved layout, gravel borders, and attractive brick-built planting beds, creating a pleasant and private outdoor space.

Langley is a small, compact linear village sitting at the foot of Teggs Nose and acts as the gateway to Macclesfield forest. It is a pretty semi-rural village situated approximately 3 miles south of Macclesfield. Langley originally contained Silk printing, dyeing and finishing mills. Within the village, there are a number of local public houses, including The Leather Smithy and The St Dunstan, both of which attract many locals and ramblers alike, overlooking Teggs Nose to the rear. The village boasts a strong community feel with many local events and attractions taking place. The Main Road through the village leads to Macclesfield Forest, where there are many beautiful walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance, and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along the A523 Leek Road, turning left at the traffic lights into Byrons Lane, signposted Sutton and Langley. Proceed under the viaduct and turn left into Jarman, which in turn leads into Langley Road, then Main Road. Follow the road through the village, and Tegsnose Mount can be found on the right-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

uPVC front door with glazing inset. Handrail to the staircase. Understairs storage. Double panelled radiator.

Cloakroom/W.C.

Wash basin with mixer tap. Low suite W.C. uPVC double glazed window.

Lounge

14'11 x 11'08

Ceiling cornice. Ceiling rose. T.V. aerial point. uPVC double glazed window. Double panelled radiator.

Kitchen

15'10 x 9'10

Single drainer composite sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Electric cooker point. Plumbing for automatic washing machine. Plumbing for dishwasher. Space for a fridge/freezer. Space for a tumble dryer. Utility meters. uPVC double glazed window. uPVC door with glazing inset opening onto the rear garden. Double panelled radiator. Open way through to the Dining Room.

Dining Room

9'09 x 8'11

uPVC double doors opening onto the rear garden. Double panelled radiator.

First Floor

Landing

Handrail to the staircase. Storage cupboard. Airing cupboard housing the Vaillant combination condensing boiler. Loft access.

Bedroom One

14'11 max x 9'05

uPVC double glazed window with views over Langley and the surrounding hills. Single panelled radiator

Bedroom Two

14'11 reducing to 10'10 x 9'10

uPVC double glazed window. Single panelled radiator.

Bedroom Three

9'10 x 6'06

uPVC double glazed window. Single panelled radiator.

Bathroom

The suite comprises a fully tiled cubicle with thermostatic rainfall shower and additional shower attachment over, a washbasin with mixer tap and vanity storage below and a low suite W.C. Extractor fan. Recessed spotlighting. Fully tiled walls. uPVC double glazed window. Double panelled radiator.

Outside

Gardens

The property is set back behind a smart block-paved driveway, offering off-road parking for up to three vehicles and framed by neatly maintained hedged borders and a well-kept lawn. To the rear, the garden is fully enclosed by fence panels and designed for low maintenance with a fully paved layout complemented by gravel borders and attractive brick-built planting beds, There is also a timber garden shed.

£350,000

HOLDEN & PRESCOTT





