

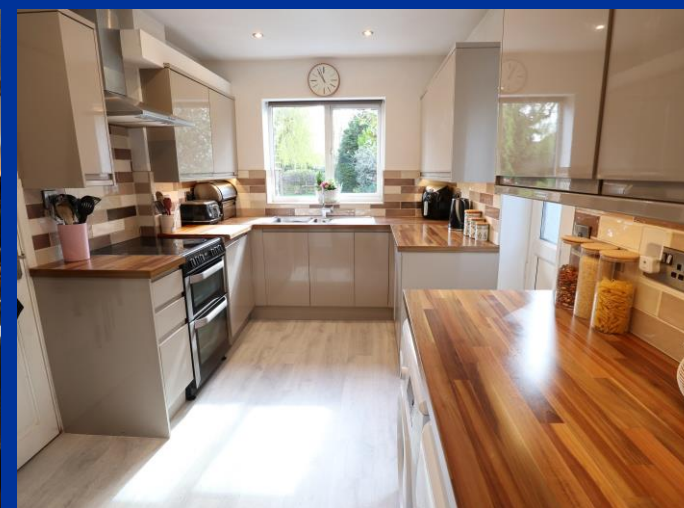


Tytherington Drive, Tytherington, SK10 2HF.  
£400,000

Whittaker & Biggs Est. 1930

## 14 Tytherington Drive, Tytherington

This three/four bedroom extended detached home enjoys a prime position being close to the shopping facilities at Tytherington and very popular local primary and secondary schools. The garage has been converted to provide a further bedroom, or it could be used as a study or additional TV room etc. The kitchen, which has attractive high gloss units has also been extended. The property offers plenty of off road parking and has a fantastic rear garden, which measures an impressive 70ft in length. In brief the full accommodation comprises; entrance porch, hallway, ground floor WC, 17ft living room, dining room, 15ft kitchen, ground floor bedroom, landing, three further bedrooms and a large family bathroom. As mentioned, the rear garden is a great size and enjoys a good degree of privacy. There is also plenty of external storage provision. The full-width gravel driveway to the front provides off road parking for three cars. This a great all-round family residence and a viewing is highly recommended.



## ACCOMMODATION

### Entrance Porch

#### Ground Floor WC

Push button WC, corner sink unit, cupboard housing meters, double glazed window.

#### Entrance Hall

Radiator. Understairs storage cupboard. Part glazed door.

**Living Room** 17' 3" x 10' 0" maximum measurement (5.26m x 3.05m max)

Open fire with cast iron inset, polished stone hearth and stone surround and mantle. Double glazed window to front. Double glazed sliding patio doors to rear. T.V point.

**Dining Room** 12' 6" x 8' 2" (3.80m x 2.48m)

Double glazed window to rear. French door to garden. Radiator.

**Kitchen** 15' 7" x 7' 10" maximum measurements (4.74m x 2.39m max)

Range of high gloss fitted kitchen units to base and eye level with tiled splash backs and under-lighting. Integrated dishwasher. Electric cooker point. Stainless steel extractor hood. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Plumbing for washing machine, space for dryer. Built-in wine fridge. Double glazed window to rear. Double glazed door to side.

**Ground Floor Bedroom Four/Study/TV Room** 9' 5" x 7' 10"

plus entrance area (2.88m x 2.38m)

Double glazed window to front. Radiator.

### Landing

Double glazed window to front. Loft hatch.

**Bedroom One** 13' 2" x 10' 2" maximum measurements

(4.01m x 3.1m)

Double glazed window to front. Fitted wardrobes with sliding doors. Radiator.

**Bedroom Two** 12' 6" x 8' 10" (3.80m x 2.68m)

Double Glazed window to rear. Radiator.

**Bedroom Three** 10' 1" x 6' 8" (3.08m x 2.04m)

Double glazed window to front. Radiator.

**Bathroom** 8' 2" x 8' 1" (2.5m x 2.46m)

Paneled bath with mixer shower over and glazed screen. Pedestal wash basin. Push button W.C. Radiator. Double glazed window to rear. Two double glazed windows to side. Part tiled walls. Cupboard housing Worcester gas combination boiler.

### Outside

Long lawn (approximately 70ft) with fencing to sides and rear. Well-stocked herbaceous borders. Paved patio area. Gated pathway to side. Outside water tap. Covered store area to side of house with access from rear. Large shed to rear and further small shed. To the front is a graveled parking area providing space for three cars.

Note:

Council Tax Band: D

EPC Rating: C

Tenure: Believed to be Freehold





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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#### Directions

From our office turn left opposite the train station and left again under the railway bridge onto The Silk Road. Proceed over the first roundabout and at the second roundabout turn left onto Brocklehurst Way. Take the last turning on the right just before the local shops onto Tytherington Drive and the property is found on the right-hand side.

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