



Pasture Close, Tytherington, Macclesfield, SK10 2TF.
£350,000

Whittaker & Biggs Est. 1930

4 Pasture Close, Tytherington,

This particularly attractive and beautifully presented detached bungalow is located on the ever popular Tytherington Links development and enjoys a great position at the head of this small cul-de-sac with a pleasant westerly facing outlook towards the Bollin Valley. Just recently the property has had brand new double glazing doors/windows installed and a new composite front door. The vendors have also recently re-decorated and had new floor coverings laid throughout. The property sits on a generous plot and benefits from a larger than average block-paved driveway to the front and a good sized and beautifully tended rear garden. In brief the full accommodation, which benefits from gas central heating and double glazing, comprises; entrance hall, 17ft living room, breakfast kitchen, inner hallway, two bedrooms and a pristine re-fitted shower room. Outside, as mentioned, there is a stunning rear garden, which is laid to lawn and has a large patio area and gated side access to both sides. The garden is not overlooked from the rear and given its westerly orientation it provides the ideal place to sit and watch the sun setting. To the front there is an extensive block-paved driveway providing parking for around four vehicles and leading to the attached garage. Given the scarcity of good quality and well-presented bungalows in this most popular and convenient area, a prompt viewing is essential to avoid disappointment.



ACCOMMODATION

Entrance Hall

Double glazed composite front door, wood effect floor, radiator.

Living Room 17' 7" x 9' 8" maximum (5.37m x 2.95m)

Double glazed windows to the front and side elevation, living flame electric fire with stone effect hearth and wooden mantle over, radiator, t.v point.

Kitchen/Breakfast Room 15' 2" x 10' 0" reducing to 7'6" (4.63m x 3.06m reducing to 2.28m)

Double glazed window to the front elevation, double glazed window and door to the side, fitted kitchen units to base and eye level, stainless steel sink with mixer tap, electric and gas cooker points, tiled splash backs, plumbing for washing machine, built in storage cupboard, radiator, wood effect flooring.

Inner Hallway

Cloaks cupboard, loft hatch

Bedroom One 11' 0" x 11' 1" (3.36m x 3.38m)

Double glazed window to the rear elevation with pleasant aspect over rear garden and beyond. Radiator.

Bedroom Two 10' 1" x 9' 9" maximum reduces in doorway (3.07m x 2.97m)

Double glazed double doors leading to the garden, radiator.

Shower Room

White suite comprising of a shower enclosure with mixer shower, pedestal wash basin with mixer tap, push button w.c., part tiled walls, radiator, double glazed window, wood effect flooring.

Garage 17' 3" x 8' 6" (5.26m x 2.58m)

Garage with up and over door, courtesy door to the rear garden, light and power, combination Worcester boiler, outside water tap.

Outside

To the rear of the property is a large Windsor paved patio, lawn with well stocked borders. Over the brick-built garden wall is a pleasant aspect towards the Bollin Valley and there is gated access to both sides of the garden. To the front of the property is an extensive block-paved driveway leading to the attached garage and a well-stocked garden area.

Note:

Council Tax Band: D

EPC Rating: D

Tenure: Freehold





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Macclesfield office turn left opposite the railway station and left again at the traffic lights under the railway bridge onto the Silk Road. At the 'Tesco' roundabout turn left onto Hibel Road and get into the right hand lane and turn right at the traffic lights onto Beech Lane. Turn left into Dorchester Way, second right into Harvest Road, first on the left is Pasture Close.

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