



Rugby Drive, Tytherington, SK10 2JD.
£360,000

Whittaker & Biggs Est. 1930

38 Rugby Drive, Tytherington

This end of row property enjoys a semi-detached position and is set well back from the road behind a long driveway of around 50ft in length. The current vendors have improved the property during their time here; installing a new combination boiler, having a re-wire and installing a stylish new composite front door, patio doors and eight new double glazed windows. An attractive new bathroom suite has also been fitted and, outside, new fencing has been erected in the rear garden. The property will appeal to those buyers requiring a good amount of space, which it certainly does offer! In brief the accommodation comprises; hallway, ground floor shower room/wc, playroom, inner hallway, living room, study, dining room, kitchen and a lean-to style laundry area, which is open to the kitchen. To the first floor there are four well-proportioned bedrooms and a recently re-fitted bathroom. There is also a large loft area, which is accessed from the landing via some fixed steps. The loft, being boarded out, provides excellent storage and could offer further potential (subject to building regulations etc.). There is also a garage to the side of the property (which affords access from front to back) and the rear garden, which backs onto a playing fields, is afforded a good deal of privacy to the rear. The location is immensely popular given its proximity to well-regarded primary and secondary schools and, of course, the handy local shops at Tytherington parade. Viewing is highly recommended.



ACCOMMODATION

Entrance Hall

Composite front door, double glazed window.

Ground Floor Shower Room

Double glazed window, push button wc, corner sink unit, shower enclosure with mixer shower.

Playroom 17' 2" x 8' 3" including cupboards (5.23m x 2.51m)

Double glazed window to the front elevation, two storage cupboards, meter cupboard, radiator.

Living Room 15' 3" x 12' 9" (4.64m x 3.89m)

Double glazed window to the front elevation, radiator.

Study 12' 6" x 5' 10" (3.81m x 1.78m)

Feature window.

Dining Room 12' 5" x 11' 0" including cupboard (3.79m x 3.36m)

Double glazed patio doors, cupboard housing gas central heating boiler, radiator.

Kitchen 12' 9" x 12' 2" (3.88m x 3.7m)

Fitted kitchen units to base and eye level, tiled splash backs, integral hob and oven, plumbing for dishwasher, double glazed window to the rear elevation, open to laundry area.

Lean-to Laundry Area 12' 6" x 5' 11" (3.8m x 1.8m)

Windows to the side elevation (currently plaster-boarded over) corrugated plastic roof (currently plaster-boarded over), plumbing for washing machine, radiator. Some finishing works are required in this area of the house.

Garage 19' 3" x 8' 0" width increases to the rear (5.86m x 2.44m)

Double doors to the front, door to rear, light and power, plastic roof.

Inner Hall 8' 3" x 6' 9" into stairs (2.52m x 2.05m)

Turning staircase with storage cupboard under.

Landing

Fixed steps to loft hatch. Double glazed window to side.

Loft 24' 1" x 10' 2" (7.35m x 3.10m)

Boarded ceiling, walls and floor, Velux window, light.

Bedroom One 15' 2" x 9' 7" (4.63m x 2.91m)

Double glazed window to the front elevation, radiator.

Bedroom Two 12' 4" x 8' 7" (3.77m x 2.62m)

Double glazed window to the rear elevation, radiator.

Bedroom Three 8' 10" x 8' 2" (2.68m x 2.48m)

Double glazed window to the rear elevation, fitted overhead cupboards, radiator.

Bedroom Four 8' 10" x 7' 2" (2.68m x 2.19m)

Double glazed window to the rear elevation, radiator.

Bathroom 8' 3" x 5' 7" (2.51m x 1.69m)

Modern re-fitted suite comprising of an angular shower bath with side screen, mixer tap/shower attachments with twin shower head, vanity sink unit, push button wc, metro style tiling, double glazed obscured glass window to the front elevation, ladder towel radiator.

Outside

To the rear of the property is a paved garden area with an outside water tap and gate to the rear leading to the playing fields. Modern fencing has been erected to the rear and one side. There is a covered area with outside lighting and a bedding area with stone walling. To the front is a very long driveway providing lots of off-road parking. There is also a well-established garden area with lawn.

Note:

Council Tax Band: D

EPC Rating: D

Tenure: Freehold





Directions

Proceed along Beech Lane out of Macclesfield heading towards Tytherington. Turn right at the traffic lights by the Tytherington shopping parade onto Brocklehurst Way. Take the fourth turning on the left onto Rugby Drive.

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