



Beech Farm Drive, Tytherington, SK10 2ER.  
£265,000

Whittaker & Biggs Est. 1930

## 80 Beech Farm Drive, Tytherington

This three bedroom town house benefits from an end of row position and has accommodation arranged over three floors. The rear garden is a delightful feature having a lawn, which leads down to the River Bollin! There is also a good sized driveway and a HUGE 28FT LONG garage, which offers lots of potential for conversion (subject to building/planning regulations). In brief, the accommodation, to the lower floor, comprises; open storm porch, entrance hallway, ground floor WC and access into the massive garage. To the first floor there is a 16ft living room and a fitted kitchen with space for a breakfast table. At second floor level, there are three bedrooms and a shower room/WC. The views to the rear over the Bollin and onto the open playing fields are also worthy of mention as they are such a pleasant feature. The rear garden has a paved patio area and a lawn with a riverside boundary. To the front of the property is a driveway and access into the garage. As the property enjoys an end of row position, there is also a useful side access pathway leading to the rear garden. The location of the property in the ever-popular Tytherington area affords ease of access into the town centre of Macclesfield and is close to several popular schools. This property really does offer a good amount of accommodation and some very desirable features, which will be difficult to match at this price point and, a prompt viewing is, therefore, highly recommended.



## ACCOMMODATION

### Storm Porch

Open porch. Stone tiled floor. Store.

### Entrance Hall 16' 3" x 5' 1" into stairs (4.95m x 1.55m)

Double glazed front door and window, tiled floor, radiator.

### Ground Floor W.C. 6' 7" x 6' 1" (2m x 1.85m)

Wash basin, push button w.c. tiled floor, single glazed window to the rear.

### Garage 28' 3" x 9' 5" maximum narrows in parts (8.62m x 2.88m)

Up and over garage door, single glazed window and door to the rear elevation, Vaillant central heating boiler, light and power, plumbing for washing machine.

### Living Room 16' 8" x 15' 0" maximum into L shaped room (5.07m x 4.57m)

Large double glazed window to the front elevation, laminate floor, two radiators.

### Kitchen 14' 10" x 10' 5" reducing to 7'1" (4.53m x 3.17m reducing to 2.15m)

Fitted kitchen units to base and eye level, 11/4 stainless steel sink unit with mixer tap, electric cooker point, tiled splash backs, tiled floor, space for breakfast table, radiator, large double glazed window to the rear elevation with views onto fields beyond.

### Bedroom One 15' 11" into wardrobes x 8' 4" (4.85m x 2.53m)

Double glazed window to the front, fitted wardrobes, radiator, laminate floor.

### Bedroom Two 11' 4" x 8' 4" (3.46m x 2.53m)

Double glazed window to the rear elevation with views, radiator, laminate floor.

### Bedroom Three 9' 1" x 6' 5" (2.77m x 1.96m)

Double glazed window to the front elevation, radiator, laminate floor.

### Shower Room 7' 0" x 6' 2" (2.13m x 1.88m)

Double glazed window to the rear elevation, walk in shower enclosure with glazed low level screening and door, pedestal washbasin, low level WC, part tiled walls, radiator.

### Outside

To the rear of the property is a paved patio area and a lawned area which leads down to the River Bollin. There is a gated pathway to the side of the property. To the front of the property is a part paved, part gravel driveway.

### Landing

Laminate floor and cupboard.

### Landing

Laminate floor, storage cupboard.

### Note:

Council Tax Band: C

EPC Rating: E

Tenure: Leasehold





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. At the traffic lights under the railway bridge turn left onto the Silk Road. At the Tesco' roundabout turn left onto Hibel Road. At the traffic lights turn right onto Beech Lane. Continue along this road and just before the school, turn right into Beech Farm Drive where the property can be found on the right hand side.

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