



Tytherington Drive, Tytherington, Macclesfield, SK10 2HJ.
£375,000

Whittaker
& Biggs

Est. 1930

51 Tytherington Drive, Tytherington

This spacious and well-proportioned three bedroom detached home could not be any more handy for Marlborough Primary School if it tried and for the excellent range of local shops at Tytherington for that matter! The property sits on a fantastic plot providing a very deep and private rear garden and an extensive parking area to the front. The accommodation offered includes; hallway, living room with log burning stove, dining room, huge 16ft conservatory with under-floor heating and an attractive contemporary kitchen. To the first floor, a light and airy landing gives access into the three bedrooms and there is a re-fitted bathroom and a separate loo. The garden is another great selling feature of this property being the perfect size for most family's needs and enjoying an excellent degree of privacy to the sides and the rear. There is also a handy brick-built storage unit and a very handy storage area to the side of the house. To the front is a further well-screened garden area and a very generous tarmac driveway. Should a prospective buyer be interested in increasing the size of the property, we are pleased to be able to inform you that planning permission has already been granted for the construction of a two storey wrap-around extension - plans are available at the viewing. We think this property offers a great all-round package and we would recommend a prompt inspection to avoid disappointment.



ACCOMMODATION

Entrance Hall

Double glazed window, double glazed composite front door, under stairs storage cupboard, radiator.

Living Room 12' 8" x 10' 11" (3.87m x 3.32m)

Double glazed window to the front elevation, log burning stove with granite hearth, t.v point, vertical radiator.

Dining Room 10' 6" x 9' 2" (3.21m x 2.79m)

Radiator, double glazed window and door to the conservatory.

Conservatory 15' 11" x 8' 10" (4.86m x 2.68m)

Double glazed units and doors, under floor heating, tiled floor.

Kitchen 10' 6" x 8' 1" (3.21m x 2.46m)

White high gloss kitchen units to base and eye level, integral gas hob, stainless steel extractor over, plumbing for washing machine, built in storage cupboard, double glazed window to the rear elevation.

Landing

Double glazed window, return staircase, loft accessed by pull down ladder and with boarding and light.

Bedroom One 13' 3" x 10' 1" (4.05m x 3.07m)

Double glazed window to the front elevation, radiator

Bedroom Two 10' 6" x 10' 1" (3.2m x 3.08m)

Double glazed window to the rear elevation, built in cupboard, radiator.

Bedroom Three 9' 11" x 7' 3" (3.01m x 2.22m)

Double glazed window, built in storage cupboard, radiator.

Bathroom

Panelled bath, overhead rainmaker shower head and body shower, feature sink with mixer tap and fitted storage cupboards beneath, heated towel radiator.

Separate W.C.

Push button W.C, wash basin, radiator, double glazed window.

Outside

Good sized rear garden with long lawn and well-stocked herbaceous borders providing an excellent deal of privacy. Gate to the rear, outside water tap side and a storage area to the side of the house - ideal space for a shed etc. To the front of the property is a tarmac driveway with double wooden gates and a front lawn area with mature trees and hedging.

Storage Garage 10' 1" x 8' 11" (3.08m x 2.73m)

Single pedestrian door to front. Light and power, double glazed window.

Note:

Council Tax Band: D

EPC Rating: D

Tenure: 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 left hand side.

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