



Tytherington Drive, Tytherington, Macclesfield, SK10 2JG.  
£419,000

Whittaker & Biggs Est. 1930



# 116 Tytherington Drive

This stunning four double bedroom, two bathroom property benefits from a double storey extension and has been modernised throughout to an excellent standard. One of the most striking features has to be the highly impressive open-plan dining kitchen, which is a great size, and has been lavished with high end fittings/appliances; including a large quartz-topped island unit with seating for four. The outside space is a further fabulous feature and particularly given the entertaining installations, which comprises of a covered seating/barbeque area and a fantastic garden bar! The range of accommodation and number of rooms is impressive too and certainly tops that found in most of the other homes at this price level. In brief the full accommodation comprises; entrance vestibule, living room, the 20ft x 18ft dining kitchen, good sized utility room, ground floor WC, walk-in storage space and a further room, which is currently used as hair salon, but would make a perfect home office/playroom etc. To the first floor there are four double bedrooms. The principal bedroom is a great size and has an extensive range of fitted wardrobes and an en-suite shower room. The family bathroom is also a good size and again is very well-appointed. To the front of the property good off road parking is provided upon the double width resin driveway. Property in this area always proves to be extremely popular given its proximity to good schools and the handy facilities found at Tytherington shopping parade. Given the high calibre of the accommodation, we highly recommend a viewing of this stunning family home.



### Entrance Vestibule

Feature matt grey front door with obscured glass window to side.

### Living Room 16' 0" x 11' 9" (4.88m x 3.59m)

Open plan stairs. Living flame gas effect fireplace with marble hearth and surround. Radiator. T.V point.

### Open Plan Dining Kitchen 20' 6" max x 17' 9" maximum into L shaped room (6.26m max x 5.41m max)

Flush fronted kitchen units to base and eye level with underlighting and quartz worktops and splash-backs. Matching island unit with quartz worktop, drawer units, integral wine fridge and breakfast bar for four people. Bosch integral microwave oven, additional oven/grill and a warming drawer. Integrated Neff hob with Franke glass extractor over. Full height integrated fridge. Integrated dishwasher. Internal speaker system. Tiled floor (part of which has underfloor heating). Triple folding double glazed door. Bi-folding double glazed door. Under stairs storage cupboard. Velux roof window.

### Utility Room 13' 5" x 6' 6" (4.08m x 1.97m)

Fitted kitchen units to base and eye level. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Space for dryer and fridge freezer. Integrated wine rack. Tiled floor with underfloor heating.

### WC

Push button W.C. Semi pedestal wash basin. Double glazed window to side. Tiled floor with underfloor heating.

### Walk-In Store 6' 6" x 4' 2" (1.97m x 1.28m)

Glow Worm combination gas central heating boiler. Fitted shelving.

### Salon 9' 7" x 6' 6" (2.91m x 1.98m)

Radiator. Double glazed window to front. Washbasin. Luxury vinyl flooring. This room could be adapted to be a home office/playroom etc.

### Landing

Loft hatch. Storage cupboard over stairs.

**Bedroom One** 15' 0" max x 12' 7" max into wardrobes reduces to 6' 0" in entrance (4.57m max x 3.84m maximum reduces to 1.82m in entrance)

Extensive range of fitted wardrobes and a dressing table. Radiator. Double glazed window to rear.

**En-suite** 6' 5" x 5' 2" (1.95m x 1.57m)

Vanity sink unit with drawers under. Push button W.C. Walk-in shower enclosure with mixer shower and two shower heads. Ladder radiator. Tiled walls and flooring.

**Bedroom Two** 14' 2" x 8' 4" into wardrobes (4.33m x 2.53m)

Double glazed window to front. Radiator. Range of fitted wardrobes.

**Bedroom Three** 13' 5" x 9' 6" maximum in wardrobe (4.1m x 2.89m)

Two double glazed windows to front. Built-in wardrobe with sliding doors. Radiator.

**Bedroom Four** 10' 0" x 8' 4" (3.05m x 2.55m)

Double glazed window to rear. Radiator.

**Family Bathroom** 8' 8" x 6' 5" (2.64m x 1.95m)

Shower bath with mixer shower. Vanity sink unit with drawers under. Push button W.C. Part tiled walls. Tiled floor. Ladder radiator. Double glazed window to side.

### Outside

The landscaped rear garden has an attractive dark grey Indian stone patio and feature raised planting beds with integrated lighting. There is a central lawn and the garden is fenced and has an outside tap and power points. To the rear is a covered BBQ/seating area with an adjoining fully enclosed and secured bar. The bar has light, power, wifi and is currently set-up with a TV for watching SKY. To the front there is an attractive resin driveway with edging stones. There is a water tap and outside plug points.

Note:

Council Tax Band: Currently C

EPC Rating:

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.  
Made with Metropix ©2024

### Directions

Proceed from Macclesfield town centre along Beech Lane in the direction of Tytherington. At the traffic lights turn right onto Brocklehurst Way. Take the first left onto Tytherington Drive and follow the road past the school and around the corner.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

2 - 4 Church Street Macclesfield Cheshire SK11 6LB

T: 01625 430044

E: macclesfield@whittakerandbiggs.co.uk

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

Est. 1930  
**Whittaker  
& Biggs**