

WITH TRADITIONAL FEATURES THROUGHOUT AND AN OPEN PLAN LAYOUT
TO THE GROUND FLOOR, VIEWINGS ARE HIGHLY RECOMMENDED ON
THIS BEAUTIFULLY PRESENTED SEMI-DETACHED THREE BEDROOMED
PROPERTY ON THE OUTSKIRTS OF MACCLESFIELD



THORNBANK COTTAGE, 17 TYTHERINGTON LANE,
MACCLESFIELD, CHESHIRE, SK10 2JS
£400,000

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CHESHIRE, SK10 2JS

This impressive 3 bedroomed semi-detached property is beautifully presented throughout, filled with original features such as exposed stone flooring, deep skirting boards and feature fireplaces throughout.

The ground floor has a more modern feel, with it being open plan through from the beautiful bright kitchen to the dining space and lounge. More modern additions to the property fit well with the traditional styling, with the current owners adding in a useful and flexible study room / office.

The space on offer needs to be seen to be fully appreciated, with a second sitting area in the cellar and a bright and useable loft space to the top floor.

To the first floor are three bedrooms and the family bathroom.

Externally, the property benefits from a private decking area to the rear accessed from the French doors to the back of the kitchen, as well as a paved space to the front and side of the property which provides a private and low maintenance space to enjoy any nice weather.

Tytherington has local shops and the property is close to the Tytherington Golf and Leisure Club. It is also close to Macclesfield town centre which provides a more extensive range of shops and has excellent transport links to Manchester, making it an ideal location for commuters.

There is gas fired central heating and uPVC double glazing to the accommodation, which comprises in more detail:-

GROUND FLOOR

ENTRANCE HALL	14'5" x 12'3" Stone flooring. Central heating radiator.
LOUNGE	11'8" x 11'2" (3.61m x 3.42m) Wood burning stove with large fireplace and hearth. Large bay window. 2x Central heating radiators. Wooden flooring.
KITCHEN	18'3" x 8'9" at widest point (5.60m x 2.73m) Fitted with units to floor and wall. Breakfast bar. Range style electric cooker with 5 ring gas hob and extractor hood. Belfast sink with mixer tap. Plumbing for washing machine and space for fridge freezer. Wooden flooring.
DINING ROOM	9'3" x 7'0" (2.85m x 2.16m) Feature fireplace. Stone flooring.
STUDY	5'9" x 4'5" (1.80 x 1.37) Wooden flooring.

A staircase from the entrance hall leads down to:

CELLAR	15'4" x 10'4" (4.70m x 3.18m) Central heating radiator. Laminate flooring.
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A staircase from the ground floor leads up to:

FIRST FLOOR

LANDING	2x central heating radiators. Wooden flooring.
BEDROOM NO.1	11'7" x 11'3" (3.57m x 3.47m). Central heating radiator. Wooden flooring.
BEDROOM NO.2	9'5" x 7'0" (2.92m x 2.14m) Juliet balcony. Central heating radiator. Wooden flooring.

BEDROOM NO.3 9'2" x 6'9" (2.83 x 2.13m) Central heating radiator. Laminate flooring.

BATHROOM White three piece suite with freestanding bathtub and shower. Pedestal washbasin and WC. Central heating towel rail. Velux window. Wooden Flooring.

A staircase from the first floor landing leads up to:

ATTIC ROOM 18'0" x 10'3" Large window. Laminate flooring.

OUTSIDE: Private decking area to the rear. Paved area to the front and side of the Property with decking area.

SERVICES: All mains services are connected.

TENURE: Freehold.

COUNCIL TAX: Band 'D'

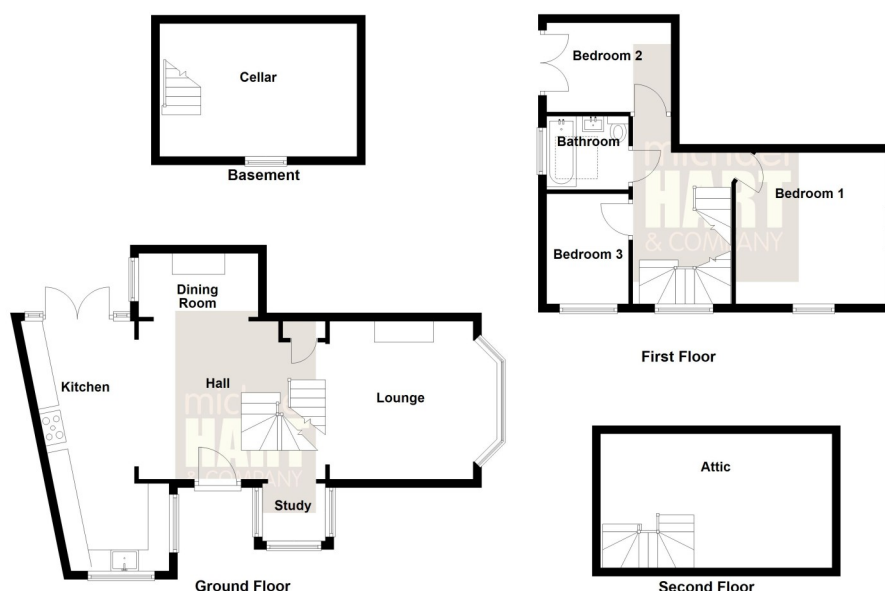
PRICE: **£400,000**

VIEWING: By appointment with the AGENTS Michael Hart & Company.

DIRECTIONS: From our Bollington office, travel along Henshall Road and then Bollington Road to the Silk Road roundabout. Take the second exit towards Tytherington to the next mini roundabout. Take the second exit which is then Tytherington Lane. The property can be found on the left hand side.

ENERGY RATING: EPC rating TBC'

FLOOR PLAN:



SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Level 2 (Homebuyers) Survey and Valuation, or a Level 3 (Building) Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

