





55, Tytherington Drive, Macclesfield, Cheshire SK10 2HN

This detached property is a lovely home, for it is situated in a highly regarded location and, having been extended and upgraded, provides quite outstanding family accommodation. It has recently benefitted from substantial works and needs to be viewed to be fully appreciated.

On the ground floor, there is a porch, a 23' lounge/dining area and a modern sun room, which makes the most of a beautiful garden. There is also a dining kitchen, a utility room, and a cloakroom. On the first floor there are three bedrooms and a bathroom with both a bath and a shower. Gas-fired central heating and UPVC double glazing are installed.

The property is set back behind a neat lawn with shrub borders and a block paved drive provides off road parking for several cars as well as access to a detached garage. The rear garden is a lovely feature being fully enclosed with a lawn, patio and well stocked borders.

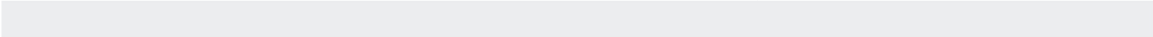
Tytherington Drive is a highly convenient location being well positioned for local schools, shops, and bus services.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns. Proceed out of Macclesfield along Beech Lane. At the Brocklehurst Arms, turn right into Brocklehurst Way and first left into Tytherington Drive. The property can be found just before Salisbury Place on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Enclosed Porch

Composite front door. uPVC double glazed windows to two elevations. Built-in cloaks cupboard. Light oak flooring. Partially tiled walls.

Lounge/Dining Area

23'10 x 14'8 reducing to 9'0

Living flame gas fire set within a marble fireplace with wooden surround and mantel. Ceiling cornice. T.V. aerial point. Telephone point/Broadband point. uPVC bow windows. Double panelled radiator. Vertical radiator. Double doors to the Dining Kitchen.

Dining Kitchen

21'1 x 9'7

Single drainer one and a half bowl stainless steel Franke sink unit with mixer taps and base units below. An additional range of matching base and eye level units with contrasting workblock work surfaces over. Integrated Bosch double oven. Integrated Bosch four ring gas hob with extractor hood over. Recessed spotlighting. uPVC double glazed windows to two elevations. Double panelled radiator. Openway through to the Sun Lounge.

Sun Lounge

11'9 x 9'3

Large sunlight windows. uPVC double glazed windows to two elevations and double doors onto a herringbone paved patio. Recessed spotlighting. Oak flooring. Double panelled radiator.

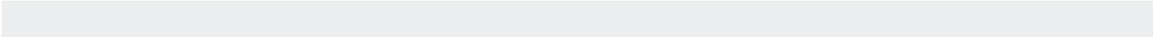
Utility Room

8'8 x 8'2

Stainless steel sink unit with mixer taps set within a Travertine work surface. Plumbing for automatic washing machine. Large built-in storage cupboard. Double radiator. Recessed spotlighting. uPVC door to the garden.

Cloakroom

Pedestal wash basin. Low suite W.C. Extractor fan. Partially tiled walls. uPVC double glazed window. Radiator.



Landing

Loft access. uPVC double glazed window.

Bedroom One

13'4 x 10'0 max

A range of built-in wardrobes with sliding doors to one wall. uPVC double glazed window. Radiator.

Bedroom Two

10'8 x 10'0

uPVC double glazed window. Radiator.

Bedroom Three

9'9 x 7'3

Built-in wardrobe. Built-in storage cupboard. uPVC double glazed window.

Bathroom

Four piece suite comprising a panelled bath with mixer taps and and shower attachment over. separate fully tiled shower cubicle with thermostatic shower, a pedestal wash basin and a low suite W.C. Fully tiled walls.

Recessed spotlighing. uPVC double glazed window.

Outside

Garage

19'8" x 9'7"

Located at the rear. Up and over door. Power and light.

Gardens

To the front of the property there is a neat lawned garden with well maintained beds and borders as well as a driveway providing ample parking. To the rear of the property is a herringbone paved patio seating area which in turn leads to a good sized lawn with mature beds and borders.

Please note: There is currently a fence in place that restricts access to the garage however, this could be removed if so required.

£429,950

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