





# 133 Tytherington Drive, Macclesfield, SK10 2JG

A three bedroom semi-detached property located at the head of a quiet cul-de-sac within a select and desirable development in Tytherington. Within a short stroll of Tytherington Golf & Country Club, excellent Primary and Secondary Schools and The Bollin Valley which will have particular interest for those enjoying rural walks. In brief the property comprises; entrance vestibule, bright and airy living room, dining kitchen with French doors to the rear garden. The first floor offers three bedrooms and a family bathroom fitted with a white suite. Externally, the house is set back behind a lawned garden with a driveway to the side providing off road parking. To the rear is a private garden laid mainly to lawn with a paved patio. Fenced and enclosed with mature shrubs to the borders. Mature trees beyond provide a high degree of privacy. Viewing is highly recommended.

## £300,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Conveniently situated in the Tytherington area, which offers a number of local amenities, including good primary and secondary schools, with the centre of Macclesfield just a short drive away. Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent and state primary schools and secondary schools and easy access to the town. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

#### Directions

Leaving Macclesfield in a Northerly direction along the Silk Road, turn left at the first roundabout into Brocklehurst Way and then turn right onto Rugby Drive and continue to the end, turning right onto Tytherington Drive. Follow the

road round where the property will be found on the left hand side towards to the head of the cul-de-sac.

#### Vestibule

Accessed via a composite front door. Inset mat.

#### Living Room

16'0 x 11'0

The living room is bright and airy with a large double glazed window to the front aspect. Recessed ceiling spotlights. Radiator. Stairs to first floor landing.

#### Dining Kitchen

14'6 x 8'0

Fitted with a comprehensive range of high gloss base units with work surfaces over and wall mounted cupboards. Four ring electric hob with extractor hood over and oven below. Stainless steel sink with mixer tap and drainer. Space for a washing machine and upright fridge freezer. Space for a dining table and chairs. Understairs storage cupboard. Recessed ceiling spotlights. Radiator. Double glazed window to the rear aspect.

#### Stairs To The First Floor

Double glazed window to the side aspect.

### Bedroom One

14'2 x 8'6

Double bedroom with double glazed window to the front aspect. Radiator.

### Bedroom Two

10'0 x 8'6

Double bedroom with double glazed window to the rear aspect. Radiator.

### Bedroom Three

8'6 x 5'7 max into doorway

Single bedroom with double glazed window to the front aspect. Built in cupboard.

Access to the loft space. Radiator.

### Bathroom

Fitted with a white suite comprising; panelled bath with shower over and screen to the side, push button low level WC and vanity wash hand basin with mixer tap. Chrome ladder style radiator. Recessed ceiling spotlights. Double glazed frosted glass window to the rear aspect.

### Outside

### Driveway

The property is set back behind a lawned garden with a driveway to the side providing off road parking. A courtesy gate allows access to the garden.

### Private Garden

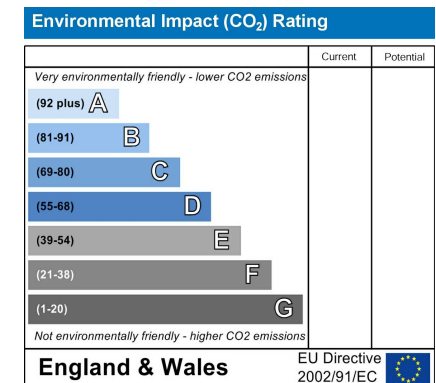
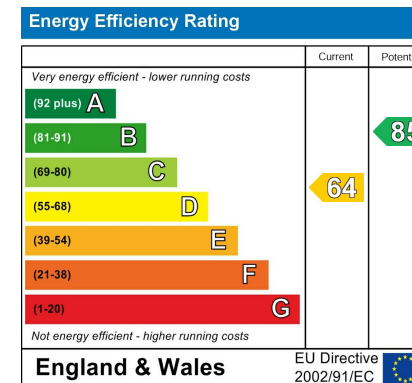
To the rear is a private garden laid mainly to lawn with a paved patio. Fenced and enclosed with mature shrubs to the borders. Mature trees beyond provide a high degree of privacy.

### Tenure

We are advised by the vendor that the property is Freehold.

We have also been advised that the council tax band is C.

We would advise any prospective buyer to confirm these details with their legal representative.

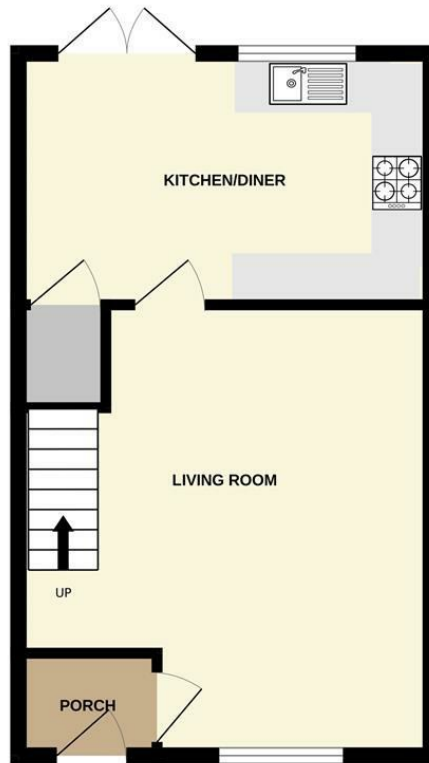




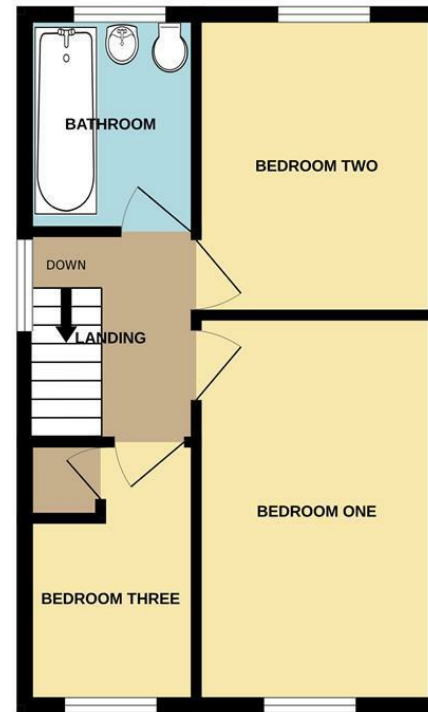




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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