



42 Badger Road, Tytherington, Macclesfield, SK10 2EP

**** NO ONWARD CHAIN **** Located within a select and desirable development in Tytherington. Set back behind a driveway is this spacious five bedroom detached family home with a generous garden to the rear. Conveniently located within a "stones throw" of local amenities including excellent schools, shops, Tytherington Golf & Country Club and useful public transport links. In brief the property comprises; elegantly presented dual aspect living room with feature contemporary fire, open plan family/dining kitchen, utility, downstairs WC and an office. To the first floor are five well proportioned bedrooms, family bathroom and additional separate WC. Externally the property is set behind a driveway offering ample off road parking for several vehicles and leads to the double garage. A special mention must be made to the fantastic rear garden featuring a large composite decked patio with a feature glass balustrade, offering the ideal place for entertaining and "al fresco" dining. Steps lead down to a lawned garden with additional decked patio area to the rear.

£625,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

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 is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. 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 onto Brocklehurst Way and then turn left onto Badger Road where the property will be found after a short drive on the left hand side.

Ground Floor

Living Room

21'0 x 13'0

Dual aspect living room decorated in neutral colours and featuring a stylish contemporary fire. Double glazed window to the front aspect and two to the side aspect. Double glazed window and door to the garden. Double glass doors to the dining kitchen. Two radiators.

Open Plan Dining Kitchen

Dining Area

16'2 x 11'0 max

With ample space for a dining table and chairs. Double glazed bi-folding doors to the garden. Under stairs storage cupboard. Laminate floor. Contemporary radiator. Stairs to the first floor.

Kitchen

15'2 x 9'0

Comprehensive range of high gloss handleless base units with granite work surfaces over and matching wall mounted cupboards. Underhung stainless steel sink with mixer tap. Inset five ring electric hob with extractor hood over and oven below. Integrated fridge/freezer and dishwasher all with matching cupboard fronts. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window overlooking the rear garden.

Downstairs WC

Fitted with a push button low level WC and vanity wash hand basin. Tiled walls and floor.

Utility Room

14'0 x 8'0

Spacious utility room fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Stainless steel sink unit with mixer tap and drainer. Space for a washing machine and tumble dryer. Tiled floor. Chrome ladder style radiator. Double glazed window and door to the rear aspect.

Office/Study

14'10 x 8'0

Double glazed window to the front aspect. Tiled floor. Stainless steel sink unit with mixer tap and drainer. Access to the loft space. Radiator.

Stairs To The First Floor

Feature glass balustrade. Double glazed window to the front aspect. Radiator.

Bedroom One

13'0 x 12'5

Double bedroom fitted with a range of wardrobes. Double glazed window to the front aspect. Radiator.

Bedroom Two

14'0 x 8'6

Double bedroom fitted with a built in cupboard and shelves above. Double glazed window to the rear aspect. Radiator.

Bedroom Three

11'0 x 9'8

Double bedroom fitted with a range of floor to ceiling wardrobes with mirrored sliding doors. Double glazed window to the rear aspect. Radiator.

Bedroom Four

13'0 x 8'4

Well proportioned fourth bedroom with double glazed window to the side aspect. Radiator.

Bedroom Five/Dressing Room

13'7 x 9'3

Currently used as a dressing room and fitted with a range of wardrobe, drawers and shelving. Double glazed window to the front aspect. Radiator.

Family Bathroom

Fitted with a panelled corner bath, separate shower cubicle, push button low level WC and vanity wash hand basin. Tiled walls and floor. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the rear aspect.

Separate WC

Push button low level WC and vanity wash hand basin. Tiled walls and floor. Recessed ceiling spotlights. Double glazed window to the rear aspect.

Driveway

To the front is a driveway providing ample off road parking for several vehicles. Courtesy gate to the side allows access to the garden.

Integral Garage

20'6 x 14'0 max

Double garage with electric up and over door. Power and lighting. Radiator.

Rear Garden

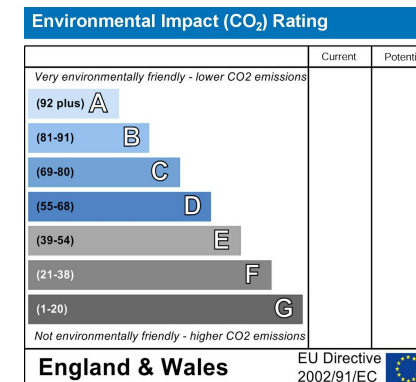
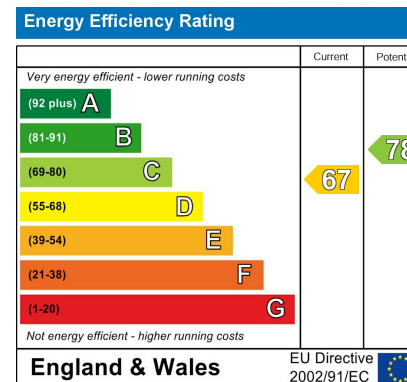
A special mention must be made to the fantastic rear garden featuring a large composite decked patio with a feature glass balustrade, offering the ideal place for entertaining and "al fresco" dining. Steps lead down to a lawned garden with additional decked patio area to the rear. Fenced and enclosed with a courtesy gate to the side allowing access to the front.

Tenure

The vendor has advised that the property is Freehold with a rent charge of £???

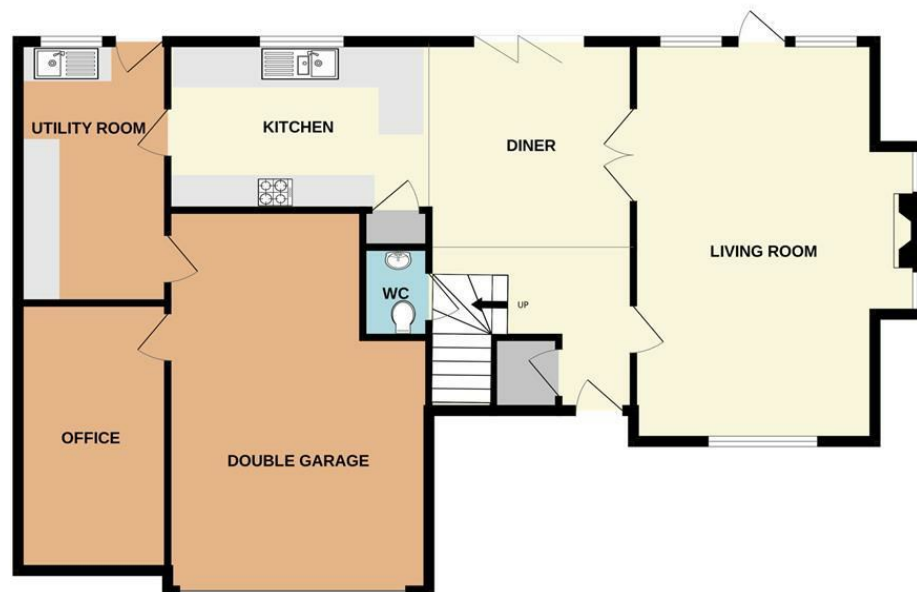
We also believe the property to be council tax band F.

We would advise any perspective 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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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

01625 434000

macclesfield@jordanfishwick.co.uk
www.jordanfishwick.co.uk

