



10 Hetherington Square, Tytherington, Macclesfield, Cheshire, SK10 2ZD

An appealing four bedroom townhouse occupying an excellent position within a select and desirable development in Tytherington. Located within walking distance of local amenities including excellent schools such as Marlborough Primary School and Tytherington High School, local shops and useful public transport links. Offering well balanced and elegantly presented family accommodation over three floors, the property in brief comprises; entrance hallway, downstairs WC and open plan dining kitchen with French doors opening to the garden. To the first floor there is an elegant living room, master bedroom and en-suite shower room. The second floor offers two double bedrooms, a single bedroom and family bathroom. A driveway to the front provides off road parking and leads to the integral garage. The private garden is low maintenance, laid mainly to lawn with a composite decked patio ideal for entertaining family and friends or to just simply relax. Timber panel fencing to the boundaries.

£425,000

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 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 the direction of Tytherington and Kingsfield Park. Take the second turning on the left passing Kingsfield Mews and Premier Inn. Turn left onto Livesley Road, follow the road around and take the third turning on the left onto Hetherington Square where the property will be found ahead.

Entrance Hallway

Accessed via a composite front door. Stairs to the first floor. Large storage/cloaks cupboard. Small understairs storage cupboard. Laminate floor. Radiator.

Downstairs WC

Fitted with a push button low level WC and pedestal wash hand basin. Laminate floor. Radiator.

Dining Kitchen

16'8 x 11'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Inset Neff four ring gas hob with Neff extractor hood over. Built in Neff oven with microwave above. Integrated washer fridge/freezer and dishwasher all with matching cupboard fronts. Recessed ceiling spotlights. Laminate floor. Double glazed window to the rear aspect. The dining area has ample space for a dining table and chairs. Double glazed French doors to the garden. Radiator.

Stairs To The First Floor

Stairs to the second floor. Radiator.

Living Room

16'7 x 16'0 max

Elegantly presented living room with feature media wall. Two double glazed French doors fitted with wrought iron Juliette balconies. Two radiators.

Bedroom One

13'8 x 10'4

Master bedroom with ample space for a king size bed and wardrobes. Double glazed window to the rear aspect. Radiator.

En-Suite Shower Room

Fitted with a white suite comprising; shower enclosure, push button low level WC and pedestal wash hand basin. Tiled walls and floor. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the rear aspect.

Stairs To The Second Floor

Built in storage cupboard.

Bedroom Two

14'10 x 9'3

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

Bedroom Three

14'5 x 10'2

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

Bedroom Four

9'5 x 7'2

Well proportioned bedroom with double glazed window to the front aspect. Built in over stairs storage cupboard. Radiator.

Bathroom

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

Outside

Driveway

A driveway to the front provides off road parking for two vehicles.

Integral Garage

18'4 x 8'10

Up and over door. Power and lighting.

Garden

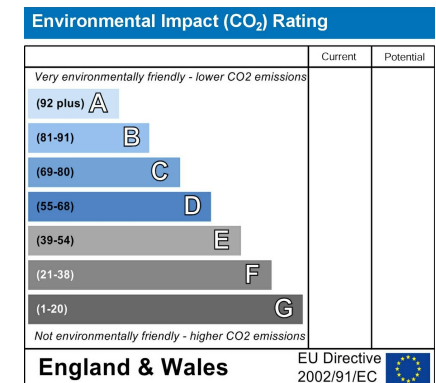
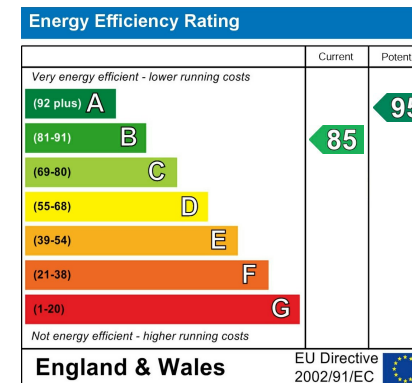
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Tenure

The vendor has advised that the property is Freehold and that the council tax is band D. We would advise any prospective buyer to confirm these details with their legal representative.

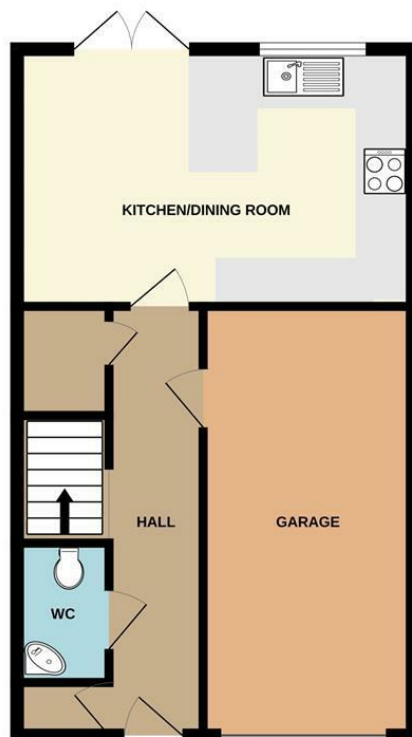
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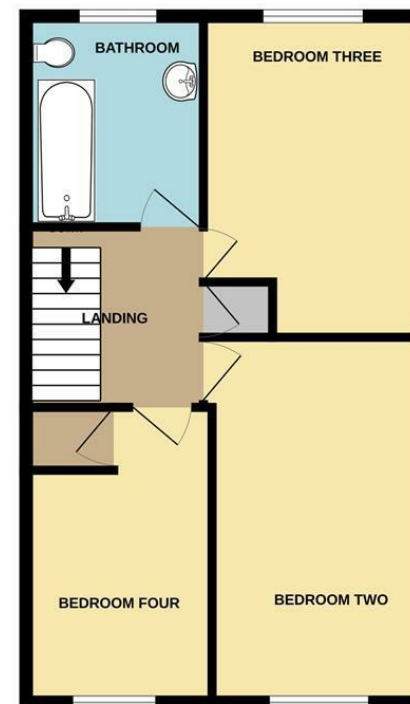
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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

