



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 23, Walton Heath Drive, Tytherington, Cheshire, SK10 2QN

A generously proportioned five bedroom detached property on the popular Tytherington Links development.

## Guide Price £750,000

Constructed of brick, this five bedroom detached property offers the discerning purchaser the opportunity to acquire a well proportioned, fantastically located family home.

The accommodation briefly comprises, to the ground floor: Entrance hall, 25ft lounge with large inglenook open fireplace, dining room, WC, office/study, kitchen/dining room and separate utility. To the first floor, the landing allows access to five good sized bedrooms (one en-suite) and a family bathroom/wet room with underfloor heating. The property enjoys double glazing throughout and a gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate the generous dimensions of this wonderful family home.

Outside the property, to the front is a large block paved hard standing area for motor vehicles, allowing access to the detached double garage, and areas of lawn. To the rear, the garden is laid mostly to lawn, with flagged paths/terrace, timber decked seating area and raised borders with shrubs.

Tytherington caters for most everyday needs, whilst more extensive facilities may be found in Prestbury, Macclesfield, Wilmslow and Alderley Edge, all within short driving distance. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property, with the Peak District National Park within easy reach.

### **DIRECTIONS**

From our Prestbury office proceed past St Peter's Church bearing right over the railway bridge into Prestbury Lane. Prestbury Lane in turn leads into Heybridge Lane and continue to the junction with Manchester Road. Bear right towards Macclesfield, turning right at the roundabout into Dorchester Way. Continue along Dorchester Way past The Tytherington Golf & Country Club on the right, after which, take the third right into Walton Heath Drive, following the road round almost to the end. After a sharp left bend, the property can be located after a short distance on the left hand side.

### **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENTRANCE HALL 14'01 x 8'10**

With radiator, under stairs storage cupboard, cloaks cupboard, stairs to first floor.

#### **WC 6'09 x 2'08**

With low level WC, pedestal wash hand basin, radiator, part tiled walls.

#### **DINING ROOM 13'09 x 10'0**

With radiator.

#### **LOUNGE 25'11 x 13'09 (17'02 into inglenook)**

Dual aspect, with brick built inglenook fireplace with open fire, tiled hearth and feature side windows, two radiators, glazed French doors to garden.

#### **OFFICE/STUDY 12'01 x 7'11**

With built in desk unit with cupboards and drawers, radiator.

#### **KITCHEN/DINING ROOM 19'10 x 12'01**

Fitted kitchen comprising base cupboards and drawers, wall cupboards and worktops, tiled splash backs, central island unit, one and a half sink and drainer unit, Neff 4-ring gas hob with extractor unit, dishwasher, Neff oven and grill, radiator, dining area with glazed French doors to garden, leading to:

#### **UTILITY ROOM 6'06 x 6'02**

With base unit with work tops, stainless steel sink and drainer unit, plumbing for washing machine, radiator, gas boiler, part glazed door to driveway.

### **FIRST FLOOR**

#### **LANDING 18'05 x 16'06 (overall measurements)**

With radiator, loft access, cupboard housing water cylinder.

#### **BEDROOM ONE 13'10 x 13'06**

With radiator, three built in wardrobes, leading to:



### EN-SUITE 12'0 x 8'0

With panelled spa bath, shower, twin wash hand basins with cupboards below, low level WC, bidet, radiator, part tiled walls.

### BEDROOM TWO 11'0 x 9'02

With radiator.

### BEDROOM THREE 15'03 x 10'11

With radiator, built in wardrobe.

### BEDROOM FOUR 14'06 x 11'06

With radiator, built in wardrobe.

### BEDROOM FIVE 9'08 x 7'09

With radiator, built in wardrobe, bay window with deep sill.

### BATHROOM 9'08 x 4'10 (8'03 into shower recess)

Wet area with rainfall shower, vanity wash hand basin with drawers below, low level WC, heated towel rail, tiled floor with underfloor heating, tiled walls.

### OUTSIDE

Garden as previously mentioned.

### DOUBLE DETACHED GARAGE 17'02 x 16'11

With electrically operated up and over doors, power and light, side door access to garden.

### Tenure

Freehold. Interested purchasers should seek clarification of this with their solicitor.

### Viewings

Strictly by appointment through the Agents.

### Possession

Vacant possession upon completion.

### PRESTBURY OFFICE:

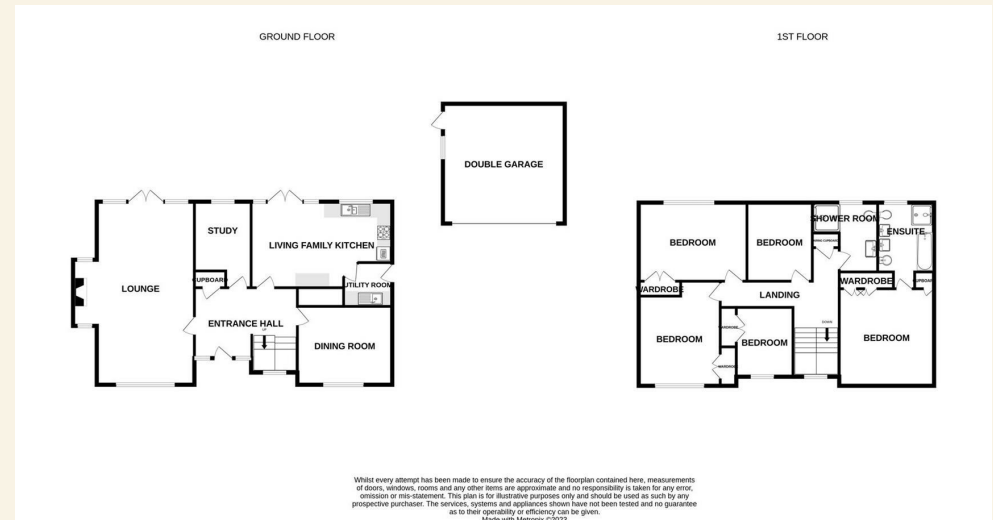
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



### MISDESCRIPTIONS ACT 1967

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