



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 17, Manchester Road, Tytherington, Cheshire, SK10 2EH

A substantial, well presented 5 bedroom family home in a fantastic location close to all local amenities.

## Guide Price £895,000

Constructed of brick, this well presented, substantial property offers the discerning purchaser the opportunity to acquire a fabulous family home in an excellent location close to all local amenities.

On entering the property you are welcomed by a double height entrance hall with full height windows and galleried landing, a WC, living room, snug and further reception room, currently being used as a hobby/work room, a stunning kitchen/breakfast/family room which in turn leads into a delightful orangery, a separate utility with access to the garage. To the first floor, the landing allows access to 5 bedrooms (two en-suite) and a family bathroom. The property is fully double glazed throughout and a gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate the size, style and quality of this wonderful family home.

Externally, the property is approached through wrought iron gates on to a large block paved driveway, allowing hard standing for multiple motor vehicles with access to the garage. There is an area of Astro turf surrounded by fencing and mature and specimen trees. There are raised beds and steps and a ramp lead up to the front door and a paved front terrace. To the rear is a delightful terraced garden with a large paved terrace with pergola and built in seating, a tiled water wall feature, large dog run, raised Astro turf lawn surrounded by raised beds behind timber cladding with mature and specimen shrubs and trees, small deck area and raised vegetable bed, steps leading up to a further Astro turf 'sports' garden through a gap in the hedge.

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.

**DIRECTIONS:** From our Prestbury office proceed past St Peter's Church bearing right over the railway bridge into Prestbury Lane. Prestbury Lane leads into Heybridge Lane and continue to the 'T' junction with Manchester Road. Turn right towards Macclesfield and continue straight ahead at the traffic lights adjacent to the Shell Filling Station. The property can be located on the right hand side, just before the next pedestrian crossing.

### ACCOMMODATION

#### FIRST FLOOR

#### **ENTRANCE HALL 20'02 x 8'08 (overall)**

With full height two storey window, tiled floor, radiator, contemporary radiator, under stairs storage cupboard, tiled floor.

#### **WC 5'09 x 2'09**

With low level WC, vanity wash hand basins with cupboards and shelves below, radiator, tiled floor.

#### **SNUG 13'01 x 11'0**

With full height window, radiator.

#### **LIVING ROOM 17'05 x 13'0**

With tiled fireside alcoves with downlighters, two radiators, contemporary Living Flame gas fire, built in speaker system, full height windows and double doors to rear terrace.

#### **HOBBY ROOM/WORK ROOM 14'06 x 12'01**

With radiator, built in speaker system, full height windows and double doors to rear terrace.

#### **KITCHEN/BREAKFAST/FAMILY ROOM 24'02 x 18'04 (overall)**

With a range of Shaker style units including base cupboards and drawers, wall cupboards and granite work tops, tiled splashbacks, central island with breakfast bar, one and a half bowl sink and drainer, 5-ring gas hob and extractor, double oven and grill, fridge freezer, dishwasher, wine cooler, built in speaker system, radiator, two contemporary radiators, seating area, tiled floor, leading through to:

#### **ORANGERY 14'05 x 13'0**

With tiled floor, two radiators, glazed door to rear terrace.

#### **UTILITY ROOM 11'03 x 5'09**

With base units and worktops, stainless steel sink and drainer, plumbing for washing machine, Worcester gas boiler, radiator, tiled floor, internal door to garage.

#### **FIRST FLOOR**

#### **LANDING 20'08 x 8'07**

Galleried landing with large feature window reaching down to ground floor, radiator, contemporary radiator, loft access (boarded, with ladder), airing cupboard housing water cylinder.

#### **BEDROOM ONE 14'07 x 12'02**

With two fitted wardrobes and two fitted chests of drawers, full height window, radiator.

#### **EN-SUITE 8'08 (into shower recess) x 7'10**

With walk-in rainfall shower with separate wall attachment, twin vanity wash hand basins with drawers below, contemporary radiator/towel rail, low level WC, tiled walls, tiled floor.

**BEDROOM TWO 13'01 x 11'0**

With radiator, full height window.

**BEDROOM THREE 13'02 x 13'02**

With fitted wardrobes and chest of drawers, full height window, radiator.

**EN-SUITE 9'05 (into shower recess) x 3'10**

With shower, pedestal wash hand basin, low level WC, tiled floor, part tiled walls, heated towel rail.

**BEDROOM FOUR 11'07 x 11'03**

With radiator, full height window.

**BEDROOM FIVE 11'03 x 6'03**

With radiator.

**BATHROOM 12'04 x 6'05 (into shower recess)**

With panelled bath, twin vanity wash hand basins with drawers below, heated towel rail, low level WC, radiator, part tiled walls, LVT floor.

**OUTSIDE**

Gardens as previously mentioned.

**GARAGE 17'01 x 15'05**

With electrically operated door, power and light, double doors to rear garden.

**Tenure**

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

**Viewings**

Strictly by appointment through the Agents.

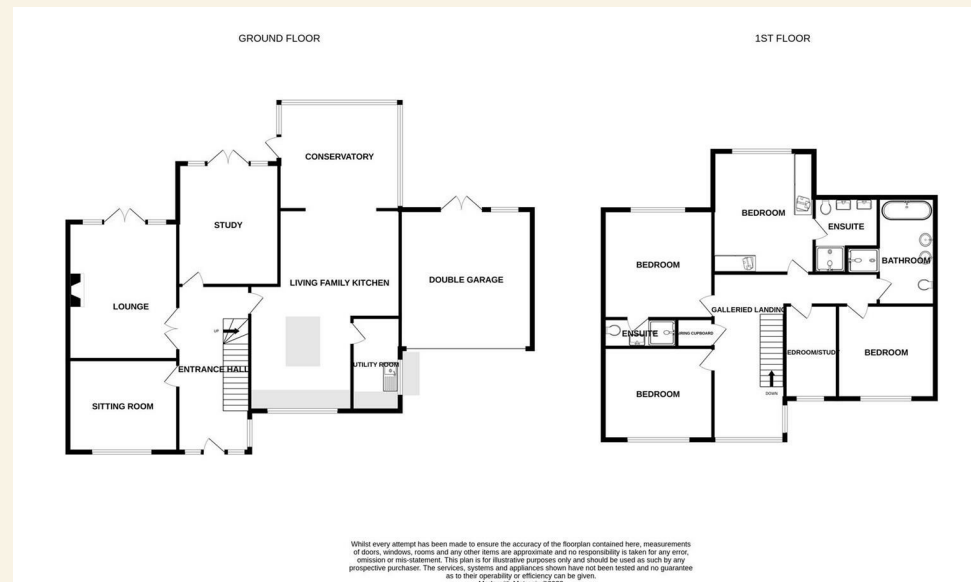
**Possession**

Vacant possession upon completion.

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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 77                      | 83        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**MISDESCRIPTIONS ACT 1967**

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