



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

16, Muirfield Drive, Tytherington, SK10 2TE

A well presented 4 bedroom detached family home in a cul-de-sac location on the popular Tytherington Links development.

Offers Over £599,950

Constructed of brick, this well proportioned and presented property offers the discerning purchaser the opportunity to acquire a 4 bedroom family home on the popular Tytherington Links development, close to all local amenities.

The accommodation briefly comprises, to the ground floor: Entrance Hall, WC, living room, kitchen/diner leading through to a large orangery, separate utility room. To the first floor, the landing allows access to four good sized bedrooms (one en-suite) and a family bathroom. A gas central heating system has been installed and the property has double glazing throughout (recently installed).

Outside the property has a large blockpaved driveway allowing ample hard standing for motor vehicles and access to the double garage. There is also an area of lawn to the front with flower bed. To the rear is a paved patio for outdoor seating and dining. Steps lead up to a raised lawn with areas of gravel and beds and borders with planting. There is a further patio area with pergola at the top of the garden and a timber built garden shed. The garden is surrounded by fencing.

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 out of Prestbury onto Heybridge Lane. At the end of the road, turn right onto Manchester Road and at the roundabout, turn right into Dorchester Way. Take the first left into Belfry Drive and left again into Muirfield Drive. The property can be found towards the top of the cul-de-sac on the right hand side

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL 15'07 x 7'10

With radiator, LVT flooring, stairs to first floor, under stairs cupboard.

WC 7'03 x 3'10

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

LIVING ROOM 23'05 (into bay) x 12'03

Dual aspect with feature fireplace with Living Flame gas fire, bay window, two radiators.

KITCHEN/DINER 20'09 x 13'06 (overall)

With a range of fitted units including base cupboards and drawers, wall cupboards and worktops, tiled splash backs, one and a half bowl stainless steel sink and drainer, 4-ring gas hob and extractor, integrated oven and microwave/grill, LVT flooring, glazed double doors to:

ORANGERY 19'06 x 12'03 (overall)

With two skylights, double doors to garden and further side door, tiled floor.

UTILITY ROOM 7'05 x 7'02

With plumbing for washing machine, full height cupboards, one housing Worcester boiler (recently installed), open shelving, LVT flooring, part glazed door to outside.

FIRST FLOOR

LANDING

With radiator, airing cupboard, loft access (boarded with ladder).

BEDROOM ONE 11'02 x 11'0 (not including wardrobe recess)

With radiator, large fitted wardrobes with sliding doors.

EN-SUITE 7'01 x 6'04

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

BEDROOM TWO 15'05 x 7'09

Dual aspect with radiator, laminate flooring.

BATHROOM 7'07 x 7'02

With low level WC, panelled bath with overhead shower, pedestal wash hand basin, heated towel rail, tiled floor, part tiled walls, underfloor heating.

BEDROOM THREE 10'11 x 8'03

With radiator.

BEDROOM FOUR 12'06 x 9'06

With radiator, open shelving.

OUTSIDE

Gardens as previously mentioned.

DOUBLE GARAGE 19'11 x 16'06

With electric roller door, power and light, door to rear 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:

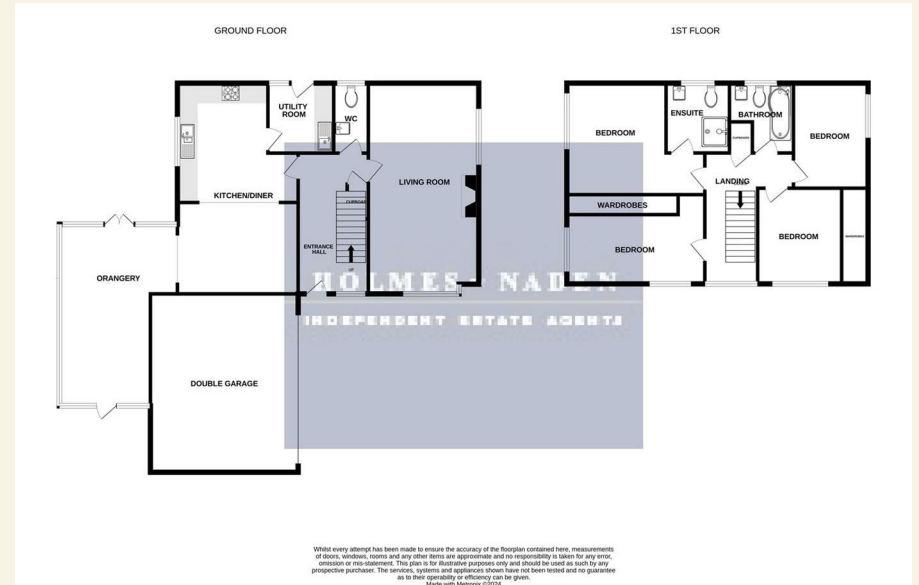
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 12/2024

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | 72 | |
| (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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