



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

21, Redshank Drive, Tytherington, SK10 2SN

A beautifully presented 5 bedroom detached house on the popular Tytherington Links development.

Guide Price £699,000

Constructed of brick, this well proportioned 5 bedroom property offers the discerning purchaser the opportunity to acquire a lovely family home in a cul-de-sac location on the popular Tytherington Links development, within easy reach of all local amenities.

The accommodation briefly comprises, to the ground floor: Entrance hall, WC, dining room, office/study, living room with contemporary Living Flame gas fire, kitchen diner, utility room. To the first floor the landing allows access to five good sized bedrooms (one en-suite) and a further family bathroom. The property benefits from double glazing throughout and a gas central heating system has been installed.

An internal inspection is highly recommended to appreciate the style and space of this lovely family home.

The property has a large block paved driveway to the front, with ample hard standing for motor vehicles and access to the double garage, with a lawned area to the side of the driveway. To the rear is a lovely enclosed garden with a paved area for outdoor seating and dining and a lawn with borders stocked with mature and specimen shrubs and trees.

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.

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. Bear right towards Macclesfield and after a short distance turn right into Dorchester Way. Turn second right after the entrance to Tytherington Golf & Country Club, where the property can be found towards the end of the cul-de-sac on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL 20'04 x 7'07 (at widest point)

With radiator, under stairs cupboard, tiled floor, stairs to first floor.

WC 5'11 x 3'04

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

DINING ROOM 11'11 x 10'05

With radiator.

OFFICE/STUDY 9'0 x 6'08

With radiator.

LIVING ROOM 15'10 x 11'11

With radiator, contemporary inset fireplace with Living Flame gas fire, glazed double doors to rear garden.

KITCHEN DINER 21'06 x 9'01

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, integrated fridge and freezer, microwave, dishwasher, 6-ring range style gas and electric oven with extractor hood, tiled floor, glazed double doors to rear garden.

UTILITY ROOM 9'09 x 4'10

With base cupboards and worktops, stainless steel sink and drainer unit, plumbing for washing machine, part glazed door to outside, tiled floor, heated towel rail, internal door to garage.

FIRST FLOOR

LANDING 15'01 x 6'10

With radiator, loft access, airing cupboard housing water pressure cylinder.

BEDROOM ONE 14'10 x 12'11

With radiator, built in wardrobes.

EN-SUITE 10'04 x 4'11 (not including shower recess)

With low level WC, vanity wash hand basin with cupboards below, wall cupboards, shower enclosure, heated towel rail, tiled floor, part tiled walls.

BEDROOM TWO 12'10 x 8'08

With radiator.

BEDROOM THREE 10'0 x 7'11

With radiator.

BEDROOM FOUR 12'08 x 10'0

With radiator, built in wardrobes.

BEDROOM FIVE 12'11 x 9'0

With radiator.

BATHROOM 9'04 x 7'08 (overall)

With low level WC, panelled bath with shower attachment, vanity wash hand basin with cupboards below, radiator, tiled floor, part tiled walls.

OUTSIDE

Gardens as previously mentioned.

DOUBLE GARAGE 16'07 x 16'06

With twin up and over doors, part glazed door to side passage, gas boiler, power and light.

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:

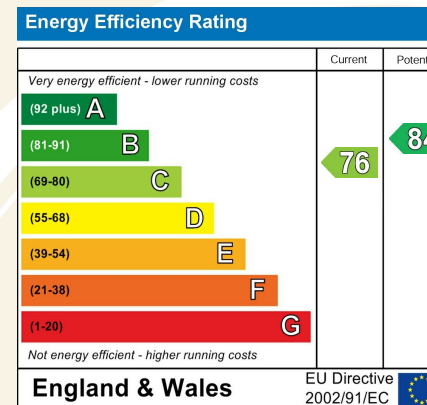
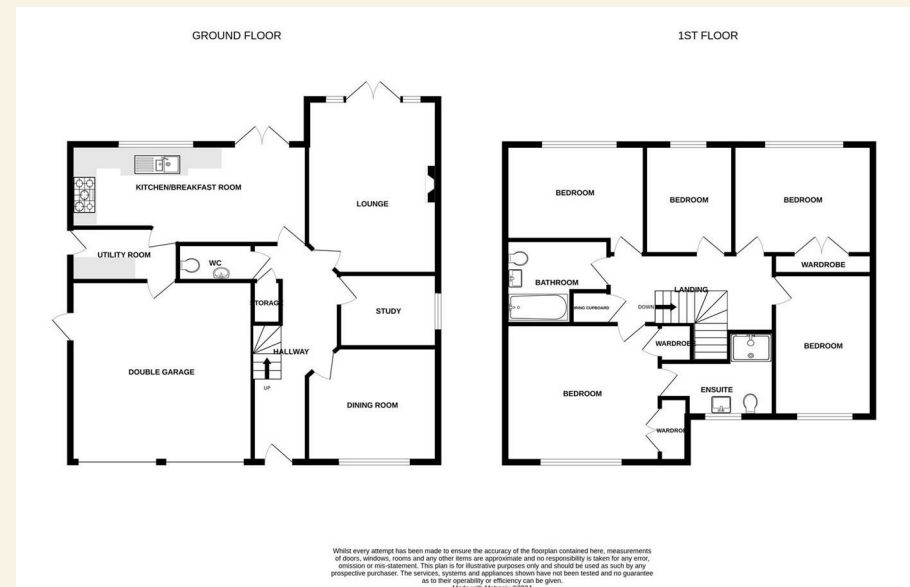
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