



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

33, Ploughmans Way, Tytherington, Cheshire, SK10 2UN

A five bedroom detached family home in a quiet cul-de-sac location on the popular Tytherington Links development.

Guide Price £599,950

Constructed of brick, this 5 bedroom detached property offers the discerning purchaser the opportunity to acquire a lovely family home in a quiet cul-de-sac location on the Tytherington Links development, backing onto woodland and with easy access to the Bollin Valley Way.

The accommodation briefly comprises, to the ground floor: Entrance hall, WC, dining room, living room with French doors out to the rear garden, kitchen with Shaker style units and Dekton worktops, separate utility room. To the first floor the landing allows access to the master bedroom with en-suite, 4 further bedrooms and a family bathroom. The property is double glazed throughout and a gas fired central heating system has been installed.

Outside, the property benefits from a block paved driveway with hard standing for two motor vehicles and access to the double garage, paved steps lead up to the front door and a small area of lawn. Another set of steps lead up to the side access gate. To the rear is a lovely enclosed garden with a large paved area for outdoor seating and dining which wraps around one side of the property with a paved path down the other side. Polished stone steps lead up to a lawn with borders and a glass balustrade. Another set of steps lead up to the garden room/office.

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, and past Tytherington Church and play area on the left. Ploughmans Way is the next turning on the right. The property is situated on the left hand side towards the end of the cul-de-sac.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

18'08 x 6'0

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

WC

8'01 x 3'04

With vanity wash hand basin, low level WC, traditional style radiator, part tiled walls.

DINING ROOM

12'05 x 10'11

With radiator.

LIVING ROOM

17'08 x 13'04

With two radiators, feature fireplace with wood and marble surround and hearth, with Living Flame gas insert, French doors to garden.

KITCHEN

14'11 x 9'05

With a range of units including base cupboards and drawers, wall cupboards and Dekton worktops, tiled splash backs, glass splash back behind stove top, 6 ring Range style gas and electric cooker, extractor hood, plumbing for dishwasher, stainless steel one and a half bowl sink, exposed brick feature wall, contemporary radiator.

UTILITY ROOM

9'09 x 5'05

With base cupboards and worktops, stainless steel sink, Worcester gas combi boiler, plumbing for washing machine, wall cupboard, radiator, part glazed door to garden, door to double garage.

FIRST FLOOR

LANDING

13'02 x 8'06 (overall)

With loft access, radiator, airing cupboard.

BEDROOM ONE

16'05 x 11'08 (overall)

With radiator, 2 built in wardrobes, skylight window.

EN-SUITE

7'09 x 5'11

With shower cubicle, vanity wash hand basin with cupboards below, low level WC, heated towel rail, tiled walls.

BEDROOM 2

11'08 x 9'07

With radiator, built in wardrobe.

BEDROOM THREE

13'01 x 10'11 (average measurements)

With radiator, built in wardrobes.

BEDROOM FOUR

11'03 x 9'07

With radiator.

BEDROOM FIVE

9'07 x 5'0

With radiator.

BATHROOM

7'04 x 6'08

With panelled bath and overhead shower, low level WC, wall hanging cupboard, pedestal wash hand basin, heated towel rail, tiled walls.

Tenure

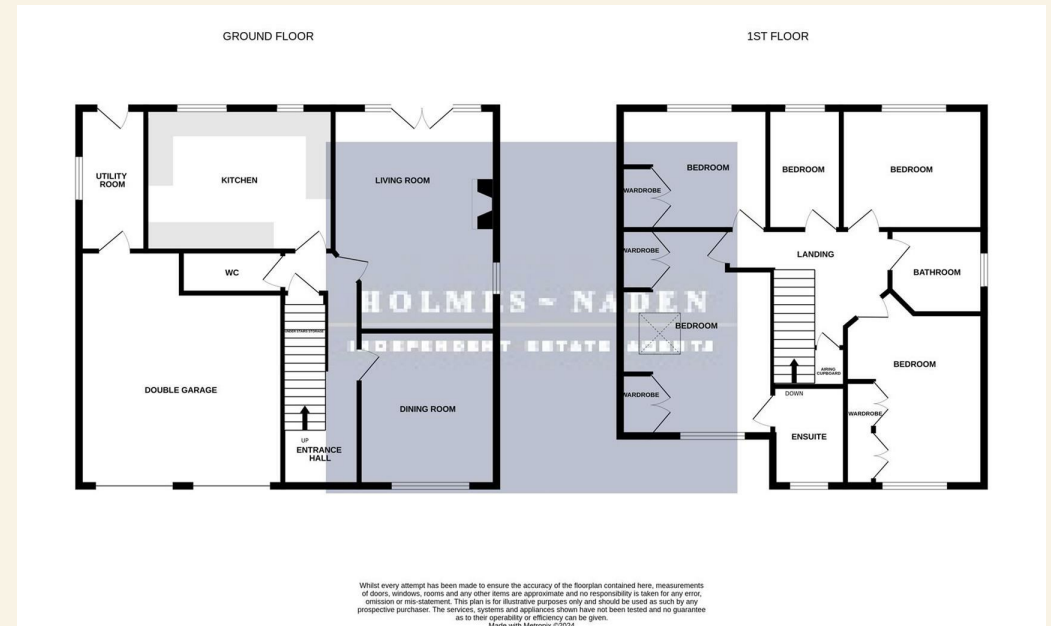
Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings

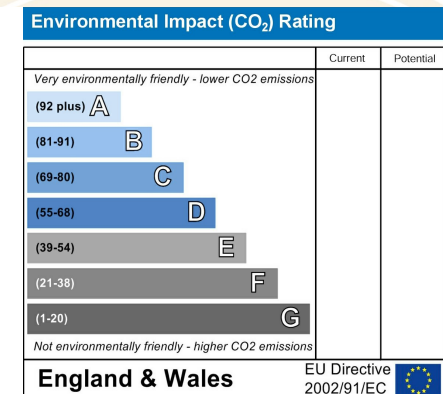
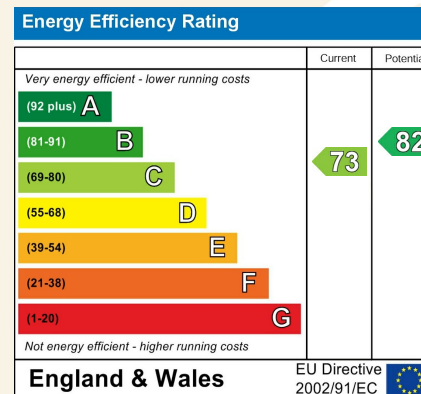
Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
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