



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

14, Muirfield Drive, Tytherington, Tytherington, Cheshire, SK10 2TE

A lovely four bedroom detached family home on the popular Tytherington Links development.

Guide Price £585,000

Constructed of brick, this 4 bedroom detached property offers the discerning purchaser the opportunity to acquire a lovely family home on the popular Tytherington Links development, close to all local amenities, with the opportunity to put their own stamp on it and create their perfect home.

The accommodation briefly comprises, to the ground floor: Entrance hall, shower room, inner hall, kitchen, utility room, dining room, living room and office. To the first floor the landing allows access to 4 good sized bedroom (one en-suite), and a separate shower room. The property has been double glazed throughout and a gas central heating system has been installed.

The property benefits from a generous Tarmacadam driveway with hardstanding for motor vehicles and access to the large garage. The front garden is laid mostly to lawn with beds of mature and specimen shrubs and trees and a large covered porch shelters the front door. Paved paths lead down both sides of the house to the delightful rear garden which enjoys a paved terrace for outdoor seating and dining. Paved steps lead up to a raised lawn with beds and borders of mature and specimen shrubs and trees. A further set of paved steps leads up to a small 'secret garden'. There is also a large rockery with ornamental pond and a lean-to greenhouse.

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 after a short distance on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

7'06 x 4'09

With radiator. Door to integral garage.

SHOWER ROOM

7'10 x 4'08

With walk-in shower, low level WC, vanity wash hand basin with cupboards below, heated towel rail, part tiled walls.

INNER HALL

15'10 x 10'04 (overall)

With stairs to first floor, under stairs store cupboard, large cloaks cupboard, radiator.

KITCHEN

13'04 x 8'11

With a range of fitted units including base cupboards and drawers, wall cupboards and work tops, tiled splash backs, one and a half bowl stainless steel sink and drainer unit, integrated oven and grill, 4 ring gas hob and extractor, radiator.

UTILITY ROOM

9'0 x 7'0

With fitted units including base cupboards and drawers, wall cupboards and work tops, stainless steel sink and drainer unit, plumbing for washing machine and a dishwasher, door to side passage, radiator.

DINING ROOM

12'03 x 9'04

With radiator.

LIVING ROOM

15'06 x 15'05 (overall)

With glazed sliding double doors to rear terrace, feature fireplace with Living Flame effect electric fire with remote control and marble and wood surround, open alcove shelving, two radiators.

OFFICE/STUDY

8'11 x 7'0

With radiator.

FIRST FLOOR

LANDING

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

BEDROOM ONE

11'06 x 11'03 (not including wardrobe recess)

Built in wardrobes with sliding mirrored doors, radiator.

EN-SUITE

9'01 x 5'04

With walk-in shower, vanity wash hand basin with cupboards below, combined bidet and WC, part tiled walls, radiator.

BEDROOM TWO

9'03 x 9'01

With radiator.

BEDROOM THREE

12'04 x 11'03 (average measurements)

With radiator.

BEDROOM FOUR

11'02 x 8'05

With open shelving, radiator.

SHOWER ROOM

7'07 x 5'05

With walk-in shower, pedestal wash hand basin, low level WC, radiator, tiled walls.

OUTSIDE

Delightful gardens as previously mentioned.

GARAGE

17'01 x 16'08

With electrically up and over door, power and light, gas boiler, roof access.

Tenure

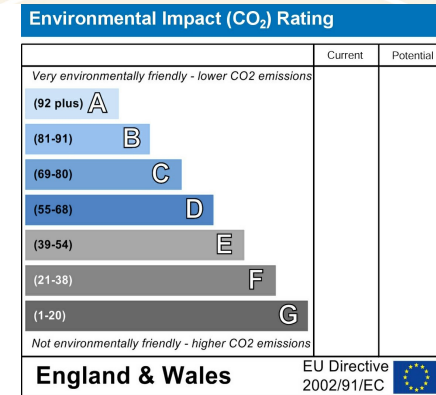
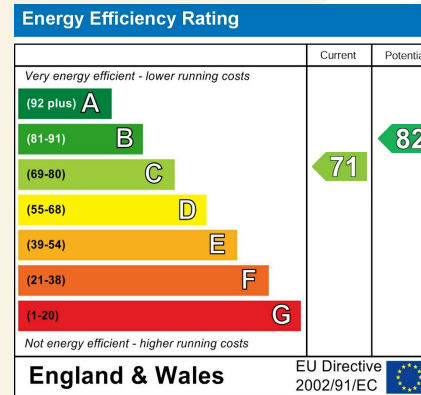
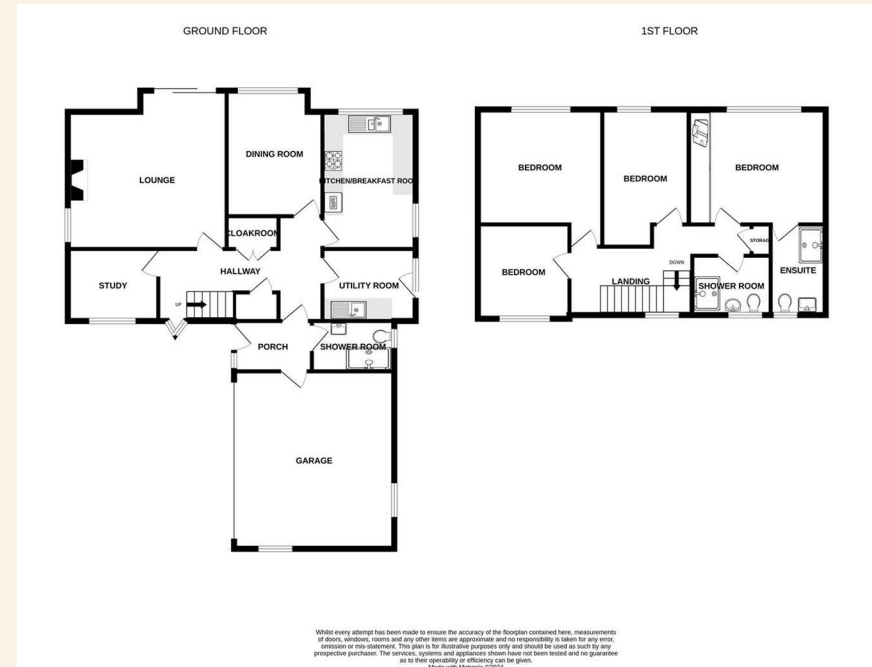
Freehold. Interested purchaser should seek clarification of this with their solicitors.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

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