



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

10, Portmarnock Close, Tytherington, Cheshire, SK10 2UX

A picturesque modern detached family property with south facing rear garden, occupying a cul-de-sac location, within short distance of Tytherington Golf & Country Club.

Asking Price £499,950

Constructed of brick, this picturesque detached property offers the discerning purchaser the opportunity to acquire a fabulous family home occupying a cul-de-sac location close to local amenities.

The accommodation briefly comprises, on the ground floor: An entrance hall with internal access to the garage, 15ft lounge with feature fireplace with Living Flame gas fire, dining room with French doors to the conservatory and opening through to the kitchen with built in appliances, utility and WC. To the first floor, the landing allows access to four good sized bedrooms and two bathrooms (one en-suite). A gas fired central heating system has been installed.

The property enjoys a fully enclosed part walled south facing rear garden laid mainly down to lawn with well stocked borders, shrubs and flagged patio area. There is a lawn to the front with adjacent hard standing area for motor vehicles and easy access to the garage.

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 30 minutes drive of the property, with the Peak District National Park within easy reach.

DIRECTIONS: From our Prestbury office, proceed past St Peters Church, bearing right at the railway station into Prestbury Lane. This in turn leads into Heybridge Lane and continue to the T-junction with Manchester Road. Bear right towards Macclesfield, turning right at the roundabout onto Dorchester Way. Continue past the entrance to Tytherington Golf & Country Club, bearing right after a short distance into Blairgowrie Drive, turning first left into Augusta Drive. After approximately 300 yards, bear left into Portmarnock Close where the property can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With radiator, Karndean flooring stairs to first floor, understairs cupboard, access to garage.

LOUNGE 15'0 x 11'5

With oak floor, feature fireplace and hearth, Living Flame gas fire, opening through to:

DINING ROOM 10'2 x 9'0

With radiator, oak floor, French doors to conservatory, opening through to:

KITCHEN 17'5 x 10'1 (narrowing down to 7'3)

With Shaker style units including base cupboards and, drawers, wall cupboards and worktops, 5-ring gas range with extractor hood, dishwasher, fridge and freezer, stainless steel one and half bowl sink unit, radiator, Amtico flooring. French doors to garden.

CONSERVATORY 9'5 x 9'5

With radiator, oak floor, French doors to garden

UTILITY

With fitted larder unit, plumbing for washing machine, door to garden, access to:

WC

With low level WC, vanity wash hand basin, radiator

FIRST FLOOR

LANDING

With linen cupboard housing gas fired central heating boiler. Loft access-which is boarded.

BEDROOM ONE 13'2 x 9'11

With radiator

EN-SUITE

With shower, pedestal wash hand basin, low level WC, radiator, part tiled walls. window to side.

BEDROOM TWO 14'7 x 7'5 (plus wardrobe recess)

Presently used as a dressing room but could easily be converted back to a bedroom subject to perspective purchasers wishes, with bespoke hand built fitted wardrobes, 2 radiators, 2 windows. Could easily be used as a home office.

BEDROOM THREE 10'10 x 9'2 (narrowing down to 8'0)

With radiator

BEDROOM FOUR 15'0 x 7'10

With radiator

BATHROOM/WC

With panelled bath, low level WC, vanity wash hand basin, radiator, part tiled walls

OUTSIDE

Gardens as previously mentioned, with south facing rear garden.

GARAGE 16'5 x 8'1

With up and over door, 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:

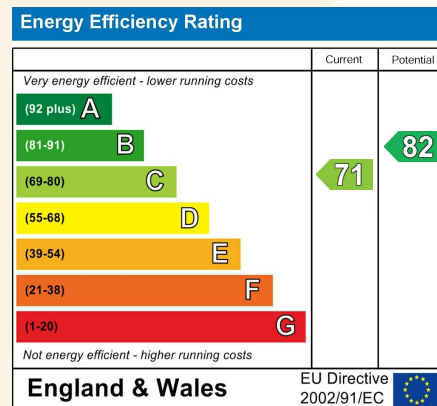
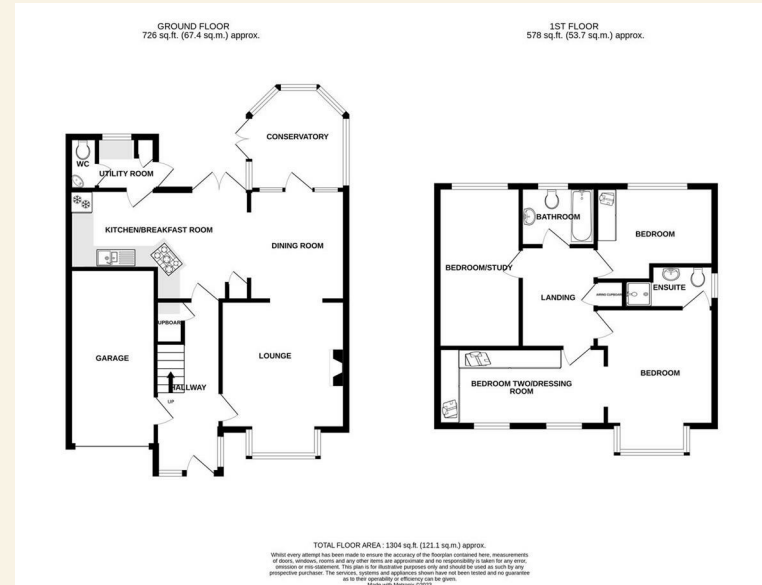
THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254

FACSIMILE: 01625 820019

HEAD OFFICE:

16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445



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