



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

18, Badger Road, Macclesfield, Cheshire, SK10 2EP

A beautiful bright and spacious 5 bedroom detached house in the heart of Tytherington.

Guide Price £645,000

Constructed of brick, this wonderful bright and spacious property offers the discerning purchaser the opportunity to acquire a lovely family home in a desirable location in Tytherington, close to all local amenities.

The accommodation briefly comprises, to the ground floor: Entrance hall, WC, triple aspect living room with large picture window, leading through to the dining room with sliding door to the rear garden, contemporary kitchen, utility and another WC. To the first floor, the landing allows access to five good sized bedrooms and a family bathroom. The property is double glazed throughout and a gas central heating system has been installed.

To the front of the property is an Indian stone paved driveway with ample hardstanding for motor vehicles with access to the double garage, a lawn with borders leading round one side of the property to the delightful rear garden, which is laid mainly to lawn with beds and borders with mature and specimen shrubs and trees, a paved terrace area for seating and a paved path down one side of the property.

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.

DIRECTIONS: 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. Turn right towards Macclesfield and continue straight ahead at the traffic lights adjacent to the Shell Filling Station. Turn left after a short distance into Badger Road where the property can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL 10'06 x 10'05

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

INNER VESTIBULE

With radiator, oak floor, hooks for cloaks, door to garage.

WC 5'04 x 2'11

With low level WC, wash hand basin, heated towel rail, oak floor.

LIVING ROOM 20'10 x 13'05 (into alcove)

Triple aspect with solid fuel fireplace with granite surround, two radiators, large picture window overlooking the garden, leading through to:

DINING ROOM 10'05 x 9'11

With radiator, sliding doors to garden.

KITCHEN 12'05 x 9'10

With contemporary style units including base cupboards and drawers, wall cupboards and Corian worktops with recessed one and a half bowl sink and drainer, glass splash backs, 4-ring Siemens ceramic induction hob and extractor, Neff microwave oven and double oven, dishwasher, Karndean floor, radiator.

UTILITY ROOM 6'06 x 5'04

With plumbing for washing machine, Belfast sink, wall cupboards, corner counter top, tiled floor, door to outside, leading to:

WC 5'04 x 2'11

With low level WC, tiled floor.

FIRST FLOOR

LANDING

With radiator, loft access. Loft is boarded with a ladder and light and runs the entire length of the property.

BEDROOM ONE 16'10 x 10'04

With fitted wardrobes, radiator.

BATHROOM 13'09 x 5'09

With low level WC, pedestal wash hand basin, panelled bath, radiator, heated towel rail, part tiled walls, shower cubicle.

BEDROOM TWO 12'02 x 10'11

With built in store cupboard/wardrobe, low level under eaves storage, radiator.

BEDROOM THREE 10'05 x 10'03

With built in store cupboard/wardrobe, radiator.

BEDROOM FOUR 13'06 (into alcove) x 10'03

With radiator.

BEDROOM FIVE 13'05 x 10'05 (overall)

With radiator.

OUTSIDE

Delightful gardens as previously mentioned.

GARAGE 17'08 x 15'0

With up and over door, power and light, gas boiler.

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:

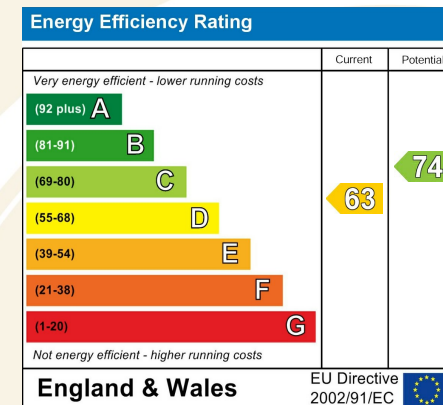
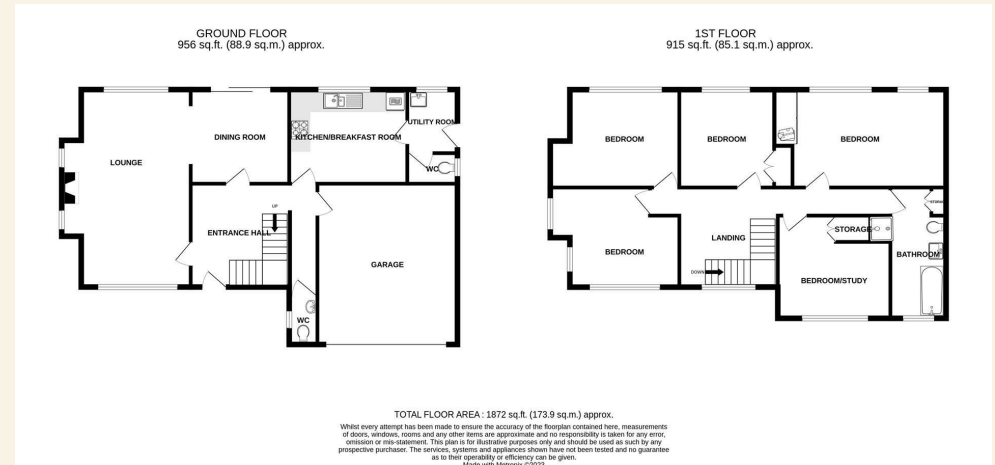
THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254

FACSIMILE: 01625 820019

HEAD OFFICE:

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

**MISDESCRIPTIONS ACT 1967**

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.

