



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

24, Barnside Way, Macclesfield, SK10 2TZ

A well proportioned 5 bedroom detached house in a quiet cul-de-sac location on the popular Tytherington links development, close to all local amenities.

Guide Price £525,000

Tytherington caters for most everyday needs and extensive pathways, woodland and childrens play area, whilst more extensive facilities are found close by 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 along with International Airport are all within 10 and 30 minutes drive of the property.

DIRECTIONS: From our Prestbury Office proceed past St Peters Church bearing right at the railway bridge into Prestbury Lane. Prestbury Lane in turn leads into Heybridge Lane and continues to the T junction with Manchester Road. Bear right towards Macclesfield, turning right at the roundabout into Dorchester Way. Continue past the Tytherington Golf & Country Club for approximately half a mile turning left into Barnside Way where the property is located after a short distance on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL 17'10 x 6'01

With stairs to first floor, cloaks cupboard, radiator with cover.

WC

With low level WC, vanity wash hand basin with cupboard below.

LIVING ROOM 16'11 x 11'08

With radiator.

DINING ROOM 13'02 x 9'0

With French doors to garden, radiator with cover.

KITCHEN/DINER 17'04 x 12'08 (overall)

With a range of fitted units including base cupboards and drawers, wall cupboards and granite worktops, integrated oven/grill, space for microwave, dishwasher, stainless steel one and a half bowl sink and drainer with insinkerator (food waste) 4 ring ceramic hob and extractor hood, tiled floor, French doors to garden, access to:

INTEGRAL GARAGE 17'05 x 8'02

With recently upgraded side hinged doors power sockets and light. Fitted units including base cupboards and drawers, wall cupboards and Granite worktops, Belfast sink, plumbing for washing machine, gas boiler and electrical consumer unit.

FIRST FLOOR

LANDING

With radiator with cover, two storage cupboards, access to loft with installed ladder.

BEDROOM ONE 13'08 x 9'11

With radiator, built in wardrobes and over-bed cupboards.

EN-SUITE

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

BEDROOM TWO 8'04 x 7'11

To the front of the house. Radiator with cover.

BEDROOM THREE 11'05 x 9'03

South facing room with radiator with cover.

BATHROOM 8'07 x 8'03 (overall)

With low level WC, panelled bath, vanity wash hand basin with cupboards and draws below and electric mirror above. Tiled shower enclosure, store cupboard, tiled floor, underfloor heating, extractor fan.

BEDROOM FOUR 15'09 x 7'09 (overall)

With radiator. Wardrobe space and pendant lights.

BEDROOM FIVE 12'0 x 7'11 (overall)

With radiator and wardrobe space.

OUTSIDE

Gardens as previously mentioned including 5mx5m composite decking and side patio with borders, including Azaleas, Photinia Red Robin and Camelia. Storage shed to the side of the house.

Tenure

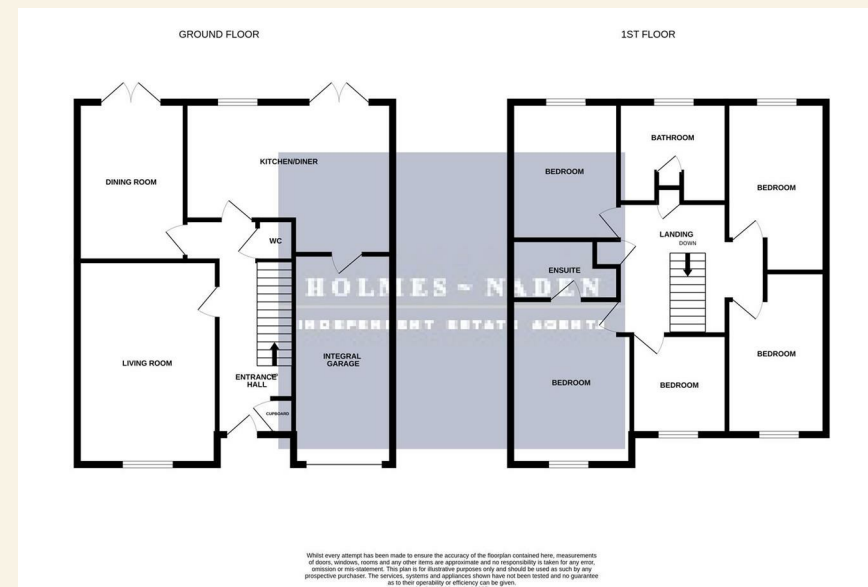
Freehold. Interested purchasers should seek clarification of this with their solicitors. No Chain.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MISDESCRIPTIONS ACT 1967

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