



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

1, Monk Close, Tytherington, Cheshire, SK10 2YW

A delightful and picturesque four bedroomed detached family property, occupying a wonderful residential location, within a short distance of local amenities, including primary and secondary schools.

Guide Price £485,000

Constructed of brick, this picturesque detached property offers the discerning purchaser a fabulous family home, within a short distance of local amenities. On entering the property you are immediately welcomed by an entrance hall with stairs to first floor and internal access to the garage. There is a WC, spacious lounge, 25ft living/family kitchen with built-in appliances, and separate utility. To the first floor the landing allows access to four well proportioned bedrooms and two bathrooms (one en-suite). A gas fired central heating system is installed.

The property is approached by a double width driveway, allowing ample hard-standing for motor vehicles, with adjacent Astro Turf area. The rear garden, again enjoys Astro Turf and a patio area. A special mention must be made of the fitted canopy, which provides a wonderful entertaining area for both Winter and Summer.

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.

DIRECTIONS: From our Prestbury office proceed past St Peter's Church bearing right at the railway station into Prestbury Lane. Prestbury Lane in turn leads into Heybridge Lane and continue to the 'T' junction with Manchester Road. Bear right towards Macclesfield, taking the first turning left into Dumbur Lane. Continue to the 'T' junction bearing right and turning first left at the roundabout into Springwood Way. Turn left after a short distance into Livesley Road, following the road round for a short distance, turning left into Monk Close.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

With radiator, understairs cupboard, stairs to first floor, internal access to the garage

WC

With low level w.c, vanity wash hand basin, radiator

LOUNGE 16'4 x 11'0

With 2 radiators

LIVING/FAMILY KITCHEN 25'3 x 8'3

Enjoying high gloss units, including base cupboards and drawers, wall cupboards and worktops, stainless steel sink unit, oven/grill, microwave, fridge and freezer, second fridge, 4 ring gas hob with extractor hood, dishwasher, 2 radiators, dining/seating area, French doors to garden.

UTILITY

With matching units, plumbing for washing machine, stainless steel sink unit, radiator, door to side.

FIRST FLOOR

LANDING

With radiator, airing cupboard with high pressure water cylinder

BEDROOM 1 13'9 x 11'12

With radiator

EN-SUITE

With shower, low level w.c, vanity wash hand basin with store cupboard below, radiator, tiled walls, tiled floor

BEDROOM 2 13'1 x 9'5

With radiator

BEDROOM 3 11'7 x 8'8

With radiator

BEDROOM 4 9'8 x 9'6

With radiator, built-in cupboard/wardrobe

BATHROOM/WC

With panelled bath, pedestal wash hand basin, low level w.c, shower, radiator/towel rail, tiled walls, tiled floor

GARAGE 16'5 x 8'5

With up and over door, gas boiler, electric car charger, water tap

OUTSIDE

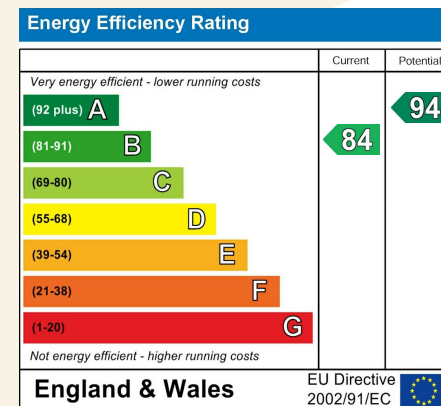
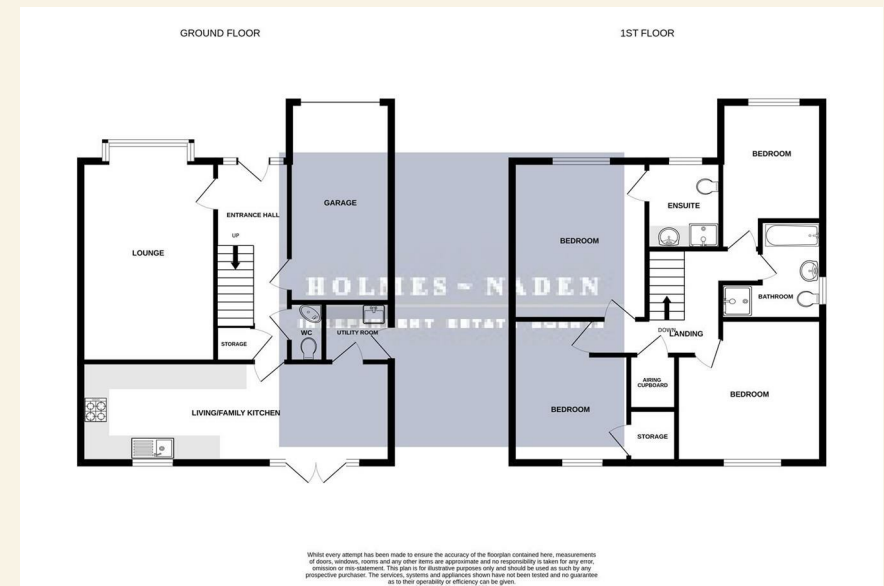
Gardens as previously mentioned

THREE EXTERNAL ELECTRICITY POINTS

SECOND CAR CHARGER

EXTERNAL LIGHTING and EXTERNAL WATER TAP

COATED ALUMINIUM CANOPY



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