



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

31, Freshfield Drive, Tytherington, Cheshire, SK10 2TU

Beautifully presented five bedroom detached property occupying an end of cul-de-sac location within short walking distance of both primary and secondary schools and the Tytherington Golf & Country Club.

Guide Price £495,000

Constructed of brick, this deceptively spacious detached property offers the discerning purchaser a wonderful family home in a cul-de-sac location.

The accommodation briefly comprises on the ground floor an entrance hall, WC, lounge opening through to dining room, fabulous garden room with full height picture windows, family kitchen with modern units and built-in appliances and utility (the utility has been taken from the back of the garage).

To the first floor the landing allows access to five bedrooms and two bathrooms (one en-suite). A gas fired central heating system has been installed.

To the rear of the property is a lovely private garden, which is not overlooked. The garden has been recently landscaped, re-turfed, and is surrounded by fencing on all sides. Leading directly from the family/garden room is a covered terrace, complete with heater and light. Paving leads from this patio to a further covered seating area at the bottom of the garden, providing shade from the mid-day sun. To the front of the property is a blocked paved driveway, providing off road parking for 2 cars. There is a well maintained lawn and access to the integral garage.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield and nearby Bollington.

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

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With covered radiator, understairs storage drawers, stairs to first floor, access to garage/store room.

WC

With low level WC, Vanity wash hand basin with storage cupboards below, part tiled walls.

LOUNGE 14'10 x 11'7 (plus bay window)

With radiator, feature fireplace with living flame gas fire, opening through to:

DINING ROOM 13'1 x 9'1

With radiator and French Doors leading through to:

GARDEN ROOM 12'7 x 10'10

A fabulous room enjoying full height picture windows over looking the rear gardens, air conditioning unit, double French Doors leading to the covered terrace.

FAMILY KITCHEN 17'3 x 13'

Enjoying a range of modern units including base cupboards and drawers, wall cupboards and worktops, 1 1/2 bowl sink unit, five ring gas hob with extractor hood, oven/grill, dishwasher, fridge and freezer, part tiled walls, 2 covered radiators.

Dining area, sitting area, glazed door leading to the covered terrace.

UTILITY 9'11 x 7'3

This has been taken off the back of the garage but could easily be converted back subject to prospective purchasers wishes, radiator, fitted bespoke unit housing plumbing for washing machine and tumble dryer.

FIRST FLOOR

LANDING

With radiator, linen cupboard with lagged hot water cylinder, access to roof space with ladder.

BEDROOM 1 14'11 x 10'10

With radiator, 2 windows giving a good amount of natural light.

EN-SUITE

With shower, pedestal wash hand basin with mirrored cupboard unit above. Low level WC, chrome radiator/towel rail, shaver socket.

BEDROOM 2 11'5 x 10' (overall)

With radiator, fitted wardrobes and bookcase.

BEDROOM 3 11'2 x 9'5 (overall)

With fitted wardrobes, dressing table and drawers, radiator.

BEDROOM 4 10'3 x 7'6

With radiator.

BEDROOM 5 8'6 x 8'1

With radiator and built in wardrobe.

BATHROOM/WC

Panelled bath, low level WC, vanity wash hand basin with drawer below, shower, part tiled walls, chrome radiator/towel rail, shaver socket.

OUTSIDE

GARAGE/STORE 7'10 x 6'10

With rolled door. Fitted storage units and worktops. Three bike rack.

COVERED TERRACE 15'10 x 12'7

With heater light and power points.

COVERED BAR/SEATING AREA 12' x 6'7

With shelving. Seating and bar stools.

GARDENS

As previously mentioned.

TENURE

We have been advised that the property is Freehold. Interested parties should seek clarification of this from their Solicitor.

VIEWINGS

Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion. NO ONWARD CHAIN

COUNCIL TAX

BAND E

PRESTBURY OFFICE:

THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

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FACSIMILE: 01625 820019

HEAD OFFICE:

16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(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



MISDESCRIPTIONS ACT 1967

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