



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

11, Belfry Drive, Tytherington, Cheshire, SK10 2TD

A substantial beautifully presented and extended detached family property occupying a cul-de-sac location within short walking distance of Tytherington Golf & Country Club

Guide Price £585,000

Constructed of brick, this beautifully presented and extended detached property offers the discerning purchaser a fabulous family home, ready for immediate occupation. The accommodation briefly comprises on the ground floor: Entrance vestibule, cloakroom/wc, entrance hall with stairs to first floor, 15ft lounge with French doors to garden, study and fabulous living/dining/family kitchen enjoying light oak units with granite worktops and built-in appliances, family area, and separate utility. To the first floor the landing allows access to four good sized bedrooms and two bathrooms, one of which is a en-suite shower room. A gas fired central heating system is installed.

The property enjoys beautifully maintained and landscaped gardens, enjoying fabulous circular lawned area, with well stocked borders, shrubs, mature and specimen trees and beautiful terrace. The flagged driveway allows ample hard standing for motor vehicles and easy access to the double garage, with electrically operated up and over door.

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

ACCOMMODATION

ENTRANCE VESTIBULE

With radiator, access to garage

CLOAKROOM/WC

With vanity wash hand basin with store cupboards below, w.c, radiator/towel rail, part tiled walls

ENTRANCE HALL

With stairs to first floor, built-in cloaks cupboard, radiator, under-stairs cupboard/pantry

LOUNGE 15'8" x 15'5" (overall)

With period style fireplace, 2 radiators, French doors to garden

STUDY 9'0" x 7'0"

With radiator

LIVING/DINING/FAMILY KITCHEN 18'10" x 13'5" (extending to 22'5")

With range of light oak units including base cupboards and drawers, wall cupboards and granite worktops, 1½ bowl sink unit, matching central island/breakfast bar, built-in microwave, fridge freezer, 5 ring gas hob with extractor hood, built-in oven/grill, dishwasher, part tiled walls, tiled floor, 2 radiators, contemporary radiator. Dining Area. Family area with French doors to the terrace. Delightful Atrium bringing in lots of light.

UTILITY 9'0" x 7'0"

With range of matching units, single drainer sink unit, plumbing for washing machine, part tiled walls, tiled floor, radiator

FIRST FLOOR

LANDING

With access to roof space, radiator, airing cupboard with lagged hot water cylinder

BEDROOM 1 11'6" x 11'3" (plus wardrobe recess)

With range of fitted wardrobes and drawers, matching bedside cabinets/drawers, radiator

EN-SUITE

A new contemporary suite enjoying screened wet area, w.c, vanity wash hand basin with drawer below, radiator/towel rail, tiled walls, tiled floor with underfloor heating

BEDROOM 2 13'6" x 8'5" (overall)

With radiator

BEDROOM 3 12'6" x 11'4"

With radiator

BEDROOM 4 9'6" x 9'4"

With radiator

BATHROOM/WC

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

OUTSIDE

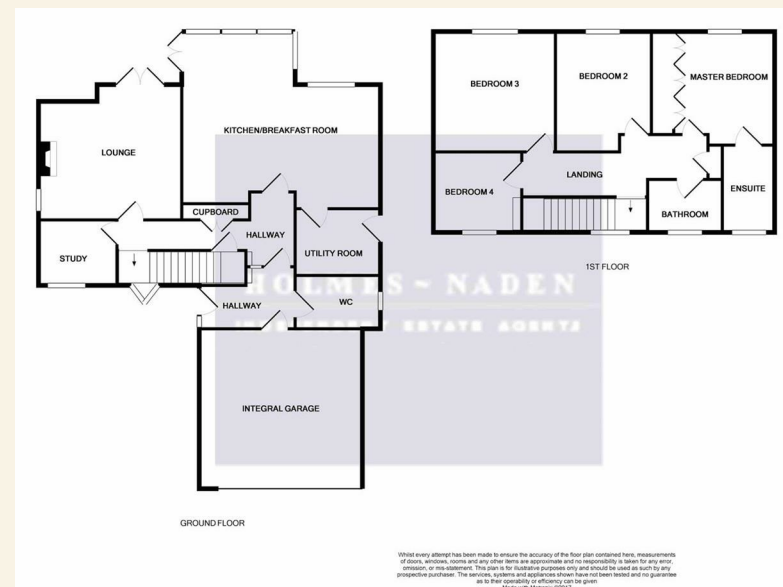
Gardens as previously mentioned

GARAGE 17'2" x 16'10"

With electric up and over door, power and light, gas boiler, water tap

Possession

Vacant possession upon completion.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	78
England & Wales		EU Directive 2002/91/EC

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MISDESCRIPTIONS ACT 1967

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