



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 36, Marlborough Drive, Tytherington, Cheshire, SK10 2JY

A beautifully updated and extended detached family property with independent relative suite enjoying the most magnificent garden backing on to open woodland.

## Guide Price £695,000

Located on one of Tytheringtons most sought after roads, this magnificent property offers the discerning purchaser a beautifully extended modernised home enjoying south facing garden backing on to open woodland.

The accommodation briefly comprises, on the ground floor: Entrance hall, WC, 20ft living room with patio doors leading to the garden and allowing delightful views towards the woodland, dining room, kitchen with modern Shaker style units and built in appliances, separate utility room. The living accommodation is generally open plan and has a lovely modern and contemporary feel. The independent suite is accessed off the main hallway and comprises an entrance vestibule, lounge with patio doors to the garden, double bedroom and a shower/WC. To the first floor, the landing with glass balustrade allows access to a master bedroom, dressing room with range of fitted wardrobes and a well appointed en-suite. There are three further bedrooms and a lovely bathroom/WC. A gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate the size, space and quality of this lovely home.

The property is approached by a deep Tarmac driveway with flower beds, allowing ample hard standing for a number of vehicles. The rear gardens are of an excellent size, laid mainly down to lawn with well stocked borders, mature and specimen trees, ornate fishpond, raised decking and vegetable plot. A special mention must be made to the beautiful woodland backdrop.

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, with the Peak District National Park within easy reach.

**DIRECTIONS:** From our Prestbury office proceed past St Peters Church, bearing right at the railway bridge into Prestbury Lane. Prestbury Lane in turn leads to Heybridge Lane and continue to the T-junction with Manchester Road. Bear right towards Macclesfield continuing straight over the roundabout. Take the first left on to Marlborough Drive where the property can be located after a short distance on the right hand side.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL 15'11 x 7'0

With contemporary radiator, stairs to first floor, built in cupboard, access to independent suite.

##### WC

With low level WC, wash hand basin with store cupboard below, radiator, part tiled walls.

##### LIVING ROOM 20'4 x 14'2

With contemporary radiator, patio doors to garden, contemporary log burner, underfloor heating, opening through to:

##### DINING ROOM 12'0 x 9'7

With patio doors to garden, underfloor heating.

##### KITCHEN 12'4 x 9'0

With modern Shaker style units including base cupboards and drawers, wall cupboards and granite worktops, one and a half bowl sink unit, hot water tap, combination microwave oven, oven/grill, fridge and freezer, dishwasher, 4-ring induction hob with extractor hood, opening through to living room.

##### UTILITY ROOM 8'1 x 7'0

With fitted units, stainless steel sink unit, plumbing for washing machine, gas boiler, radiator.

#### INDEPENDENT SUITE

##### ENTRANCE VESTIBULE

With radiator.

##### LOUNGE 14'8 x 10'4

With contemporary radiator, patio doors to garden.

##### BEDROOM 11'6" x 10'4" (narrowing to 9'8") exc wardrobes

With radiator, fitted wardrobes

##### SHOWER/WC

With shower, low level WC, vanity wash hand basin with store cupboard below, radiator/towel rail, part tiled walls, tiled floor with underfloor heating.

## FIRST FLOOR

### LANDING

Enjoying glass balustrade, radiator, access to roof space.

### BEDROOM ONE 12'8 x 10'4

With radiator.

### DRESSING ROOM

With range of fitted wardrobes.

### EN-SUITE

With shower, wash hand basin with store cupboards below, low level WC, radiator/towel rail, underfloor heating, part tiled walls

### BEDROOM TWO 11'0 x 9'11

With radiator.

### BEDROOM THREE 12'7 x 9'2 (excluding wardrobe recess)

With fitted wardrobes, radiator.

### BEDROOM FOUR 12'0 x 9'3

With radiator.

### BATHROOM/WC

Panelled bath with overhead shower, low level WC, vanity wash hand basin with store cupboards below, radiator/towel rail, part tiled walls, tiled floor, airing cupboard with radiator.

### OUTSIDE

Gardens as previously mentioned.

### Tenure

Freehold. Interested purchaser should seek clarification of this with their solicitor.

### Viewings

Strictly by appointment through the Agents.

### Possession

Vacant possession upon completion.

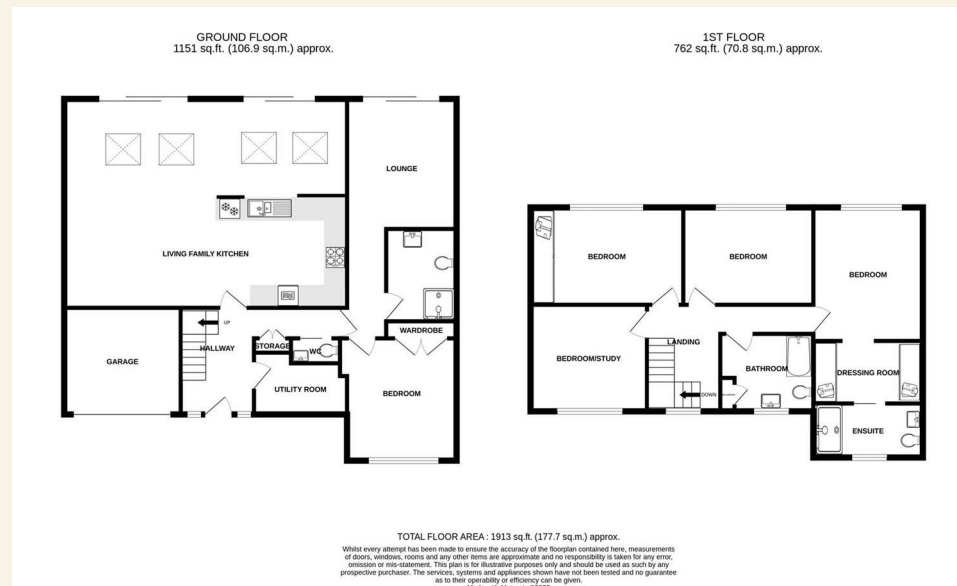
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



### MISDESCRIPTIONS ACT 1967

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