



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# Thornbank, 15, Tytherington Lane, Macclesfield, Cheshire, SK10 2JS

Stunning 5 bedroom semi-detached period property in the popular area of Tytherington, close to all local amenities.

## Guide Price £650,000

Constructed of stone, this handsome period property offers the discerning purchaser a well proportioned family home with a wealth of original features and delightful gardens, close to all local amenities.

The accommodation briefly comprises, to the ground floor: Entrance porch, entrance hall, living room, sitting room, kitchen diner, dining room and WC. Downstairs, to the cellar, there are 5 separate rooms, all with flagstone flooring, including a pantry, utility room, boot room/log store and two further store rooms. To the first floor, the landing allows access to 4 good sized bedrooms, family bathroom, separate shower room and built in storage. A further bedroom/attic room is located on the second floor. A gas central heating system has been installed and the property benefits from mains water and drainage.

To the outside, the property is approached via a sweeping gravel driveway entered through an iron gate, with hard standing for motor vehicles and access to the garage. The raised lawn is surrounded by stone walls and edged with borders of mature and specimen shrubs and trees and has a flagged pathway leading to the front door. To the rear, the patio areas are arranged in terraces, dotted with beds of planting with areas for dining and barbeques. There is a further patio area on the generous lawn, with pergolas of roses and wisteria. There is also an area tucked away for composting and a further pergola with room for bench beneath. The whole garden is fenced by hedging and mature and specimen shrubs and trees.

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, with the Peak District National Park within easy reach.

**DIRECTIONS:** From our Bollington office: Turn right and proceed to the end of High Street, turning left onto the main B5090 through Bollington. Continue to the end of this road and proceed straight across the roundabout, second exit. At the next roundabout, proceed straight on, second exit, where the property can be located after a short distance on the left hand side, before the T-junction.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE PORCH

With quarry tiled floor.

##### ENTRANCE HALL 17'09 x 4'08

With corning, decorative upright supports, radiator, stairs to first floor, door to stairs leading down to basement complex.

##### LIVING ROOM 17'0 (into bay) x 13'07

With picture rails, coving, decorative plasterwork frieze, bay window with original wooden shutters, wood floor, solid fuel fireplace, two radiators, leading through to:

##### SITTING ROOM 13'02 x 10'10

Dual aspect, one of the window with original wooden shutters, solid fuel fireplace, two radiators, built in alcove cupboard and bookcase, leading to:

##### KITCHEN/DINER 14'04 x 11'05

Dual aspect fitted kitchen with a range of base cupboards and drawers, wall cupboards and wooden worktops, tiled splash backs, Rangemaster cooker with 5-ring gas hob and electric oven/grill, extractor hood, integral fridge freezer and dishwasher, stainless steel one and half bowl sink and drainer unit, pantry cupboard, serving hatch through to dining room, two radiators, leading through to:

##### DINING ROOM 13'06 x 12'09

With dado rail, built in shelving, serving hatch through to kitchen, alcove storage, radiator, solid fuel fireplace with Baxi stove.

##### REAR PORCH

With stable door to garden.

##### WC 6'0 x 3'04

With low level WC, wash hand basin, radiator.

##### CELLAR COMPLEX

Accessed via stairs from the entrance hall:

##### PANTRY 8'02 x 4'09

With flagstone floor, built in shelving including a stone shelf.

##### UTILITY ROOM 13'05 x 12'10

With flagstone floor, plumbing for washing machine, range of base cupboards with worktops, stainless steel sink and drainer unit, built in storage cupboards, built in stone shelf, steps leading down to:

##### BOOT ROOM/LOG STORE 13'03 x 11'08

With flagstone floor, hanging wall cupboards, gas boiler, door to garage, leading through to:

##### STORE ROOM ONE 7'0 x 4'08

With flagstone floor, leading to:

##### STORE ROOM TWO 11'04 x 8'01

With flagstone floor, door to rear garden.

#### FIRST FLOOR

##### LANDING

With radiator, large built in storage cupboard with hanging rails and shelves, stairs to second floor.

##### BEDROOM ONE 10'07 x 8'06

With radiator.

**BEDROOM TWO 14'02 x 10'03 (approximately)**

With radiator, built in alcove storage.

**BATHROOM 11'0 x 10'02 (overall)**

With low level WC, panel bath with overhead shower, pedestal wash hand basin, heated towel rail/radiator, radiator, built in linen cupboard housing water cylinder, part tongue and groove walls.

**BEDROOM THREE 13'04 x 11'10**

With radiator, built in wardrobes.

**BEDROOM FOUR 9'11 x 7'09 (overall)**

With radiator, under eaves hanging storage.

**SHOWER ROOM 10'04 x 5'01**

With pedestal wash hand basin, low level WC, shower, heated towel rail, tiled floor, part tiled walls.

**SECOND FLOOR**

**BEDROOM/ATTIC ROOM 17'04 x 10'07**

With Velux window, under eaves storage on two sides, built in shelving.

**OUTSIDE**

Delightful formal gardens as previously mentioned.

**GARAGE 16'03 x 16'02**

With up and over door, power and light, built in work bench and shelving.

**Tenure**

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

**Viewings**

Strictly by appointment through the Agents.

**Possession**

Vacant possession upon completion.

**Council Tax**

Band E

**PRESTBURY OFFICE:**

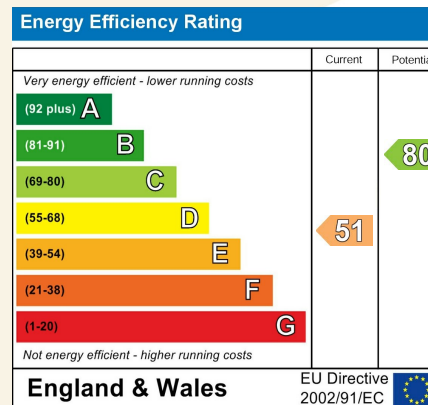
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