



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

4, Harvest Road, Tytherington, Cheshire, SK10 2LH

A stunning five bedroomed detached property occupying a sought after location with beautiful landscaped gardens.

£495,000

The sale of 4 Harvest Road, offers the discerning purchaser an opportunity to acquire a property presented to the highest of standards, situated on the popular Tytherington Lincs Development close to all local amenities.

Constructed of brick with newly installed double glazed windows and doors the property is ready for immediate occupation. In brief the accommodation comprises on the ground floor entrance hall, cloakroom, lounge/dining room, beautifully fitted kitchen leading to a family room with French doors leading to the rear garden and access to the garage. At first floor level the landing allows access to five bedrooms and a spacious family bathroom. The whole of the accommodation is warmed by a gas fired central heating system augmented by uPVC double glazed windows throughout.

Outside the property has a good sized driveway allowing ample hardstanding for motor vehicles and access to the garage. There is an area of lawn to the front with flower beds. To the rear are beautifully landscaped with a paved patio and lawned area. There is a further raised patio area for outdoor sitting and dining. The whole of the garden enjoys a high degree of privacy and is fully enclosed.

Tytherington caters for most everyday needs whilst more extensive facilities maybe found in Prestbury, Macclesfield, Wilmslow and Alderley Edge. Access points to the National motorway network, Intercity Rail travel to London and Manchester International Airport are all within ten and thirty minutes drive of the property, with the Peak District National Park within easy reach.

Directions:

From our Bollington Office proceed out towards Macclesfield into Manchester Road. At the roundabout turn right into Dorchester Way. Continue for approximately half a mile turning left into Harvest Road where number four can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Staircase off, double radiator.

CLOAKROOM

Low level WC, vanity wash hand basin with mixer tap.

LOUNGE 15'10 x 10'4

Attractive fireplace incorporating living flame gas fire, two wall light points, double radiator, open to

DINING ROOM 9' x 8'2

Single radiator, views over the rear garden.

KITCHEN 9'2 x 8'6

Comprising an excellent range of high gloss base, eye level and drawer units, integrated dishwasher, built in electric oven with four ring gas hob and extractor hood over, one and a half bowl single drainer sink unit with mixer tap, attractive solid wood working surfaces, space for fridge freezer, views over the rear garden.

FAMILY ROOM 9'9 x 8'6

French doors to outside, double radiator, door to garage.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM ONE 15' x 9'2

Single radiator.

BEDROOM TWO 12'5 x 8'7

Double radiator.

BEDROOM THREE 9'3 x 8'6

Single radiator, views over the rear garden.

BEDROOM FOUR 10'2 x 9'2

Three single built in wardrobes, single radiator, views over the rear garden.

BEDROOM FIVE 9'2 x 7'10

Single radiator.

FAMILY BATHROOM

Comprising P shaped bath, shower over, glass side screen, low level WC, pedestal wash hand basin, chrome heated towel rail, attractive tiled floor and fully tiled walls.

OUTSIDE

Gardens as previously mentioned.

ATTACHED GARAGE

With up and over door, electric light and power, housing combination gas fired central heating boiler.

TENURE

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

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND E

PRESTBURY OFFICE:

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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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