



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 2, Fairhaven Close, Tytherington, Cheshire, SK10 2QG

A substantial five bedroom three bathroom family home presented to the highest of standards occupying a sought after location.

## Guide Price £795,000

Occupying an exclusive cul-de-sac location, this delightful family property has been lovingly updated to include the installation of a stunning kitchen with built-in appliances, new shower room and family bathroom. All of the windows with safety features, doors and fascia's have been replaced in the last three years together with the installation of a new condenser boiler.

In brief the accommodation comprises on the ground floor reception hall, cloakroom, lounge, dining room, superb living/dining kitchen with French doors leading to the rear garden and utility room. Whilst at first floor level the landing allows access to bedroom one with spacious beautifully refitted shower room, four further bedrooms and a recently refitted family bathroom. The whole of the accommodation is warmed by gas fired central heating system augmented by double glazed units throughout.

Outside the property stands in beautifully landscaped gardens and to the front there is a lawned area and flower borders. A block paved driveway leads to the detached double garage. To the rear of the property the garden enjoys a westerly aspect and comprises a large lawned area with stone paved patio, ornamental pond, abundantly stocked flower borders enjoying a high degree of privacy.

We would strongly recommend an internal inspection of this delightful family property in order to appreciate the quality of the fixtures and fittings throughout.

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

#### Directions:

From our Bollington Office proceed up High Street turning left into Palmerston Street. Continue towards Macclesfield. At the roundabout take the second exit onto Tytherington Lane, upon reaching the second roundabout take the second exit to stay on Tytherington Lane turning left onto Manchester Road. At the roundabout take the third exit onto Dorchester Way where after a short while turn right into Walton Heath Drive then left into Fairhaven Close where the property can be found on the corner on the right hand side.

#### ACCOMMODATION

##### GROUND FLOOR

##### ENTRANCE HALL

With staircase off, deep under stairs storage cupboard, built in cloaks cupboard, Karndean floor, double radiator.

##### CLOAKROOM

Low level WC, vanity wash hand basin with cupboards below, Xpelair extractor fan, attractive tiled floor and walls.

##### LOUNGE 26' x 13'10 plus recess

Attractive Cheshire brick fireplace incorporating log burning stove, sliding patio doors to the rear garden, two double radiators.

##### DINING ROOM 13'10 x 10

Single radiator.

##### SUPERB LIVING/DINING KITCHEN 28'08 x 12'2

An excellent range of matt and textured contemporary base, eye level and drawer units, Corian work surfaces, inset one and a half bowl sink unit, Quooker tap and mixer tap. integrated dishwasher, integrated full height fridge, integrated full height freezer, five ring induction hob with extractor hood over, attractive inset display unit with LED lights, panelled radiator, sliding doors to outside.

##### UTILITY ROOM 7'2 x 6'4

Wall mounted cupboards, wall mounted Worcester condensing boiler, inset stainless steel sink unit, Corian work surface, part tiled walls, plumbing for washing machine, space for dryer, single radiator, door to outside.

##### FIRST FLOOR

##### LANDING

Access to loft, built-in cupboard housing hot water cylinder.

##### BEDROOM ONE 13'10 x 13'10

Two built-in double wardrobes and one built-in single wardrobe, single radiator.

##### SHOWER ROOM 12' x 7'10

With double walk in shower enclosure, bidet, low level WC, double vanity sink unit with drawers below, wall mounted mirror with blue tooth connection, fully tiled walls, wall mounted heated rail.

**BEDROOM TWO 14'9 overall x 11'8**

Double built-in wardrobe, double radiator.

**BEDROOM THREE 15'3 x 11'**

Double built-in wardrobes, double radiator.

**BEDROOM FOUR 11' x 9'4**

Single radiator.

**BEDROOM FIVE 9'8 x 7'10**

Double built in wardrobe, single radiator.

**FAMILY BATHROOM**

Recently refitted comprising panelled bath, vanity wash hand basin with draw below, wall mounted mirror with blue tooth connection, low level WC, walk in shower cubicle, wall mounted towel rail, fully tiled walls.

**OUTSIDE**

Gardens as previously mentioned.

**DOUBLE DETACHED GARAGE**

With roll over door, electric light and power.

**TENURE**

We have been advised that the property is Freehold and free from chief rent.

**POSSESSION**

Vacant possession upon completion.

**VIEWINGS**

Strictly by appointment through the Agents.

**COUNCIL TAX**

BAND G

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

**MISDESCRIPTIONS ACT 1967**

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