
jordanfishwick
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1 Turpin Close, Tytherington, Macclesfield, Cheshire, SK10 2ZQ

** INNOVATIVE, STYLISH AND VERSATILE ** This beautifully presented, four bedroom detached family home within a select and desirable development in Tytherington. Located within walking distance of local amenities including excellent schools such as Marlborough Primary School and Tytherington High School, local shops and useful public transport links. Offering well balanced and elegantly presented family accommodation throughout and in brief the property comprises; entrance hallway, downstairs WC, study, living room and utility. A real feature is the stunning open plan family/dining kitchen fitted with quality integrated appliances with bi-folding doors to the garden. To the first floor there are four double bedrooms with en-suite shower room and stylish family bathroom. Externally to the side of the property there is off road parking with access to the detached garage. The rear garden has been landscaped with a stone patio ideal for "Al Fresco" dining and entertaining both family and friends. Step up to a lawned garden with raised beds to the border.

£575,000

Viewing arrangements
Viewing strictly by appointment through the agent
01625 434000

Location
Situated on the prestigious Kingsfield Park development in Tytherington, close to excellent schools and local amenities as well as a championship golf course at the Tytherington club. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent and state primary schools and secondary schools and easy access to the town. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions
Leaving Macclesfield in the direction of Tytherington and Kingsfield Park. Take the second turning on the left passing Kingsfield Mews and Premier Inn. Turn left onto Livesley Close. Follow the road around and turn left onto Turpin Close where the property will be found on the left.

Entrance Hallway
Inset mat. A generous hallway with staircase to the first floor landing.

Downstairs WC
Push button low level WC and pedestal wash hand basin. Double glazed window to the front aspect. Radiator.

Study
8'10 x 7'5
Double glazed window to the front aspect. Radiator.

Living Room
14'0 x 13'10
Elegantly presented with double glazed window to the front aspect. Radiator.

Utility Room
7'4 x 4'6
Fitted with a range of base units with work surface over and matching wall mounted cupboards. Stainless steel sink unit with mixer tap. Recess for a washing machine and tumble dryer. Wall mounted Vaillant boiler. LVT floor. Door opening to the side aspect.

Open Plan Dining Kitchen
28'7 x 8'7

Kitchen
14'4 x 8'7
Comprehensive range of fitted base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl stainless steel sink unit with mixer tap. Four ring Neff hob with Neff extractor hood over. Built in Neff oven with Neff microwave oven above. Integrated fridge/freezer and dishwasher all with matching cupboard fronts. Breakfast bar with stool recess. Recessed ceiling spotlights. LVT floor. Double glazed window to the rear aspect. Open to the dining area and orangery.

Dining Area
14'3 x 8'7
Ample space for a dining table and chairs. LVT floor. Radiator. Open to the orangery.

Orangery
12'7 x 10'2
A fabulous addition to this family home with double glazed window to the rear aspect and Bi-folding doors to the garden. Radiator.

Stairs To The First Floor
Built in airing cupboard.

Master Bedroom
14'0 x 12'5 max
Beautifully presented master bedroom fitted with a range of wardrobes and dressing table. Double glazed window to the front aspect. Radiator.

En-suite Shower Room
Fitted with a shower cubicle, push button low level WC and pedestal wash hand basin. Tiled walls and floor. Chrome ladder style radiator. Double glazed window to the front aspect.

Bedroom Two
12'7 x 11'0
Double bedroom fitted with a range of floor to ceiling wardrobes. Double glazed window to the front aspect. Radiator.

Bedroom Three
10'3 x 10'0
Double bedroom fitted with a floor to ceiling wardrobe with sliding doors. Double glazed window to the rear aspect. Radiator.

Bedroom Four
10'3 x 7'7
Double bedroom with double glazed window to the rear aspect. Radiator.

Family Bathroom
Contemporary fitted white suite comprising; panelled bath with shower attachment off the tap, separate shower cubicle, push button low level WC and pedestal wash hand basin. Tiled walls and floor. Chrome ladder style radiator. Recessed ceiling spotlight. Double glazed window to the rear aspect.

Outside

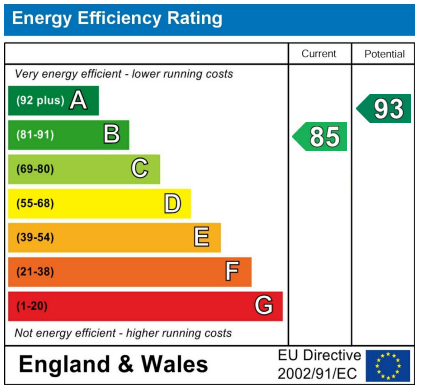
Driveway
Externally to the side of the property there is off road parking and access to the detached garage.

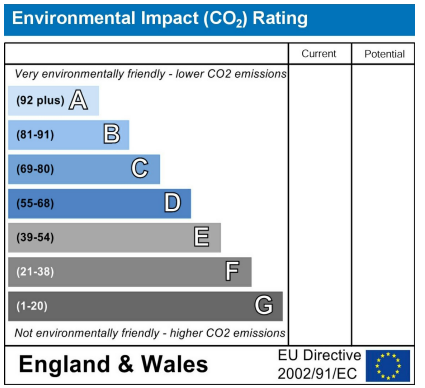
Garage
Up and over door. Door to the side aspect.

Private Garden
The rear garden has been landscaped with a stone patio ideal for "Al Fresco" dining and entertaining both family and friends. Step up to a lawned garden with raised beds to the border. Courtesy door to the garage. Gate to the side aspect.

Tenure
The vendor has advised us that the property is Freehold and that the council tax band is F.
We would advise any prospective buyer to confirm these details with their legal representative.

Anti Money Laundering - Note
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





Email: macclesfield@jordanfishwick.co.uk









GROUND FLOOR



1ST FLOOR



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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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