



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 7, Holcombe Drive, Tytherington, Cheshire, SK10 2UU

A good sized four bedroom detached family property occupying a cul-de-sac location within short walking distance of the Tytherington Golf and Country club.

**Guide Price £525,000**

Constructed of brick, this picturesque detached property offers the discerning purchaser a wonderful home with rooms of reasonable proportions ready for immediate occupation. The accommodation briefly comprises on the ground floor and entrance hall, WC, lounge with feature fireplace and hearth with living flame gas fire, garden room, family room/study, dining kitchen with built-in appliances and separate utility. To the first floor the landing allows access to four good sized bedrooms, two bathrooms (one en-suite). A gas fired central heating system has been installed.

The property is set back enjoying a lawned garden with adjacent block paved driveway allowing ample hardstanding for motor vehicles and easy access to the half-garage/workshop. The rear garden again is laid down to lawn with raised borders.

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 10-30 minutes drive of the property.

Directions: From our Prestbury office proceed past St Peters Church bearing right at the railway station into Prestbury lane. Prestbury lane in turn leads into Heybridge lane continue to the T-junction with Manchester road. Bear right towards Macclesfield turning right at the roundabout into Dorchester Way. Continue past the Tytherington Golf and Country club bearing right after a short distance into Ploughmans Way. After approximately 300 yards turn right into Holcombe Drive where the property can be found on the left hand side.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENTRANCE HALL**

With radiator, stairs to first floor, under stairs cupboard.

#### **WC**

With low level WC, wash hand basin, radiator, part tiled walls.

#### **LOUNGE 15'8" x 11'**

With radiator, modern fireplace and hearth with living flame gas fire, opening through to:

#### **GARDEN ROOM 9'10" x 9'4"**

With radiator.

#### **FAMILY ROOM/STUDY 10'8" x 8'1"**

With radiator.

#### **DINING KITCHEN 14'10" x 12'6"**

With fitted units, gas hob with extractor hood, double oven/grill, plumbing for dishwasher, fridge, part tiled walls, tiled floor, radiator, dining area, French doors to garden.

#### **UTILITY 7'10" x 7'4"**

Originally part of the garage with fitted units, sink unit, plumbing for washing machine, part tiled walls, tiled floor, gas boiler, door to outside, access to garage/workshop.

### **FIRST FLOOR**

#### **LANDING**

Access to roofspace, radiator, linen cupboard.

#### **BEDROOM 1 15'8" x 8'3" (plus wardrobe recess)**

With fitted wardrobes, radiator.

#### **EN-SUITE**

With shower, low level WC, wash hand basin, radiator, part tiled walls.

#### **BEDROOM 2 11'11" (narrowing down to 8'9") x 9'10"**

With radiator, large built-in cupboard, built-in wardrobe.

**BEDROOM 3 14'7" x 8'11"**

With fitted wardrobes, radiator.

**BEDROOM 4 9'1" x 8'11"**

With radiator.

**BATHROOM/WC**

With paneled bath with overhead shower attachment, part tiled walls, low level WC, vanity wash hand basin with store cupboards below, radiator.

**HALF-GARAGE/WORKSHOP 10'6" x 8'8"**

With power and light. Up and over door.

Gardens as previously mentioned.

**Tenure:**

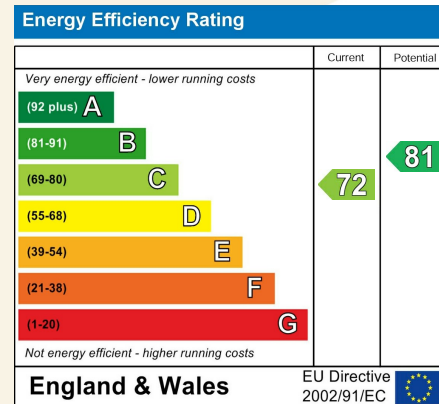
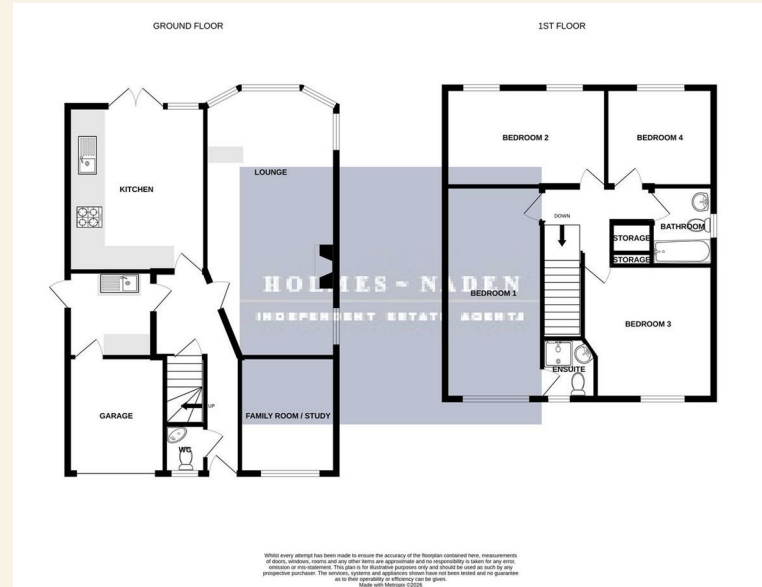
Freehold. Interested purchasers should seek clarification of this with their solicitor.

**Viewings:**

Strictly by appointment through the Agents.

**Possession:**

Vacant possession upon completion.



**PRESTBURY OFFICE:**  
THE VILLAGE,  
PRESTBURY,  
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254  
FACSIMILE: 01625 820019

**HEAD OFFICE:**  
16 HIGH STREET,  
BOLLINGTON,  
MACCLESFIELD,  
CHESHIRE, SK10 5PH  
TELEPHONE: 01625 560535  
FACSIMILE: 01625 574445

**MISDESCRIPTIONS ACT 1967**

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.



