



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 19, Tytherington Lane, Tytherington, SK10 2JS

A delightful, fully renovated and superbly presented two bedroom terraced cottage.

Guide Price £245,000

This beautiful renovated two bedroom terraced cottage offers the discerning purchaser the opportunity to acquire a well presented home with delightful courtyard garden in a fantastic location, close to all local amenities.

On entering the property you are welcomed through a entrance vestibule into a impressive 23ft living/dining room leading through to a kitchen with views over the pretty courtyard garden and beyond. The first floor is accessed via a staircase with glass balustrade, creating the feeling of even more light and space. The master bedroom is open and airy with a mezzanine above, also with glass balustrade. There is a further bedroom and a family bathroom with underfloor heating. A gas central heating system has been installed.

An internal inspection is highly recommended to appreciate the space and quality of the renovation of this charming cottage.

The property has a small walled and flagged yard to the front, with stone wall surrounding and an iron entrance gate. To the rear is a fabulous terraced courtyard with formal beds for shrubs, including a wisteria, brick walls surrounding and a brick built shed with power supply. The house is slightly elevated from the surrounding area so has tree top outlook.

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 Prestbury office continue through the village, passing St Peter's Church, bearing right over the railway bridge onto Prestbury Lane, which in turn leads into Heybridge Lane. At

the 'T' junction turn right onto Manchester Road and second left into Tytherington Lane. The property can be located after a short distance on the right hand side.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENTRANCE VESTIBULE**

With space for hanging cloaks.

#### **LIVING/DINING ROOM**

23'07 x 11'11

With two contemporary radiators, timber clad chimney breast with aperture for TV, built in desk/dining table and drawers, open alcove shelving, under stairs store cupboard, cupboard housing meters, stairs to first floor with glass balustrade, leading through to:

#### **KITCHEN**

7'06 x 5'08

Fitted kitchen with a range of base cupboards and drawers, wall cupboards and worktops, stainless steel sink and drainer unit, 4 ring electric hob and extractor unit, oven and grill, plumbing for washing machine, below counter fridge freezer, heated towel rail, tiled floor, door to garden.

### **FIRST FLOOR**

#### **BEDROOM ONE**

13'07 x 11'03 (approximately)

With built in wardrobes, built in storage cupboard housing gas boiler and extra storage space, two contemporary radiators, exposed ceiling beam, glass balustrade, ladder to:

### MEZANINE/OFFICE

11'01 x 7'10

With under eaves storage cupboards, glass balustrade, Velux window, contemporary radiator, limited head room.

### BEDROOM TWO

10'05 x 7'03 (overall)

With built in wardrobes, contemporary radiator.

### BATHROOM

9'08 x 5'06

With low level WC, panelled bath with overhead shower, heated towel rail, vanity wash hand basin with drawer below, built in wall storage cupboard, tiled floor with underfloor heating, tiled walls.

### OUTSIDE

Delightful gardens as previously mentioned, with brick built shed with own power supply.

### 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



### 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	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



### MISDESCRIPTONS 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.

