





22, Tytherington Park Road, Macclesfield, Cheshire SK10 2EL

Situated in the highly sought-after Tytherington area, 22 Tytherington Park Road, Macclesfield is a four-bedroom detached dormer bungalow offering generous accommodation and exceptional potential. Ideally positioned just a short drive from Macclesfield town centre, the parish of Tytherington is particularly popular with families thanks to its well-regarded schools, nearby parks and excellent local amenities.

The property has been well cared for over the years although it does now require a degree of modernisation, it presents a superb opportunity to create a wonderful long-term family home. The accommodation briefly comprises an entrance hall, cloakroom/W.C, kitchen, dining room and a versatile ground floor bedroom which could also be used as a study or home office. The hub of the home is the impressive lounge, measuring approximately 21.5ft in length and which enjoys delightful views over the extensive rear gardens.

To the first floor there are three well-proportioned double bedrooms and a shower room. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back behind a good-sized lawned garden with attractive hedged borders and enjoys an outlook across a shared green space featuring mature trees. A driveway provides ample off-road parking and leads to the substantial garage, measuring approximately 29ft in length and 16ft at its widest point.

To the rear, the gardens are a standout feature and are fully enclosed and predominantly laid to lawn with a stone-flagged patio spanning the width of the property. Benefiting from a desirable southerly aspect, the garden provides an ideal space for enjoying the afternoon and evening sunshine.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Manchester Road in a Northerly direction towards Tytherington. Shortly after passing Tytherington High School turn right into Badger Road. Take the first left onto Tytherington Park Road and the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Entrance Hall

Composite front door with glazing. Storage cupboard. Single panelled radiator.

Cloakroom/W.C.

W.C. and hand washbasin with tiled splashback. Shelving. uPVC double glazed frosted window.

Lounge

21'05 x 15'00

Feature fireplace. Ceiling cornice. Wall light points. Handrail to the staircase. uPVC double glazed windows to three elevations. uPVC sliding patio doors to the rear garden. Double panelled radiator. Single panelled radiator.

Kitchen

11'03 x 11'02

Single drainer one and a half bowl stainless steel sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces. Integrated single oven. Integrated four ring induction hob with extractor hood over. Partially tiled walls. Recessed spotighting. Ceiling cornice. uPVC door with glazing inset opening to the side elevation. uPVC double glazed window. Double panelled radiator.

Dining Room

12'00 x 11'04

uPVC sliding patio doors opening onto the garden. Double panelled radiator.

Bedroom Four/Study

9'09 x 8'05

uPVC double glazed window. Single panelled radiator.

First Floor

Landing

Handrail to the staircase. Storage cupboard. Loft access. uPVC double glazed window. Single panelled radiator.

Bedroom One

14'09 to the wardrobes x 10'05

Floor to ceiling fitted wardrobes. uPVC double glazed window. Single panelled radiator.

Bedroom Two

10'05 x 9'03

uPVC double glazed window. Single panelled radiator.

Bedroom Three

11'04 x 9'01

Storage cupboard. uPVC double glazed window. Single panelled radiator.

Shower Room

The white suite comprises a fully tiled cubicle with Mira electric shower over, a combined W.C. and sink vanity unit with storage. Wall-mounted mirror-front bathroom cabinet. Airing cupboard housing the hot water cylinder. Recessed spotlighting. Extractor fan. Partially tiled walls. uPVC double glazed window. Double panelled radiator.

Outside

Garage

29'00 x 11'09 increasing to 16'00

Electric up and over door. Power and light. Worcester Bosch central heating and domestic hot water boiler. uPVC double glazed window. uPVC door to the garden.

Gardens

The property is set behind a neat lawn enclosed within hedged borders as well as a tarmacadam driveway providing off-road parking and access to the garage. The fully enclosed garden to the rear of a good size and incorporates a well-maintained lawn with borders containing a variety of mature planting. The full width stone flagged patio is the ideal spot for outside dining and relaxation. The garden benefits from a sunny southerly aspect and enjoys views over countryside and distant hills.

£475,000





