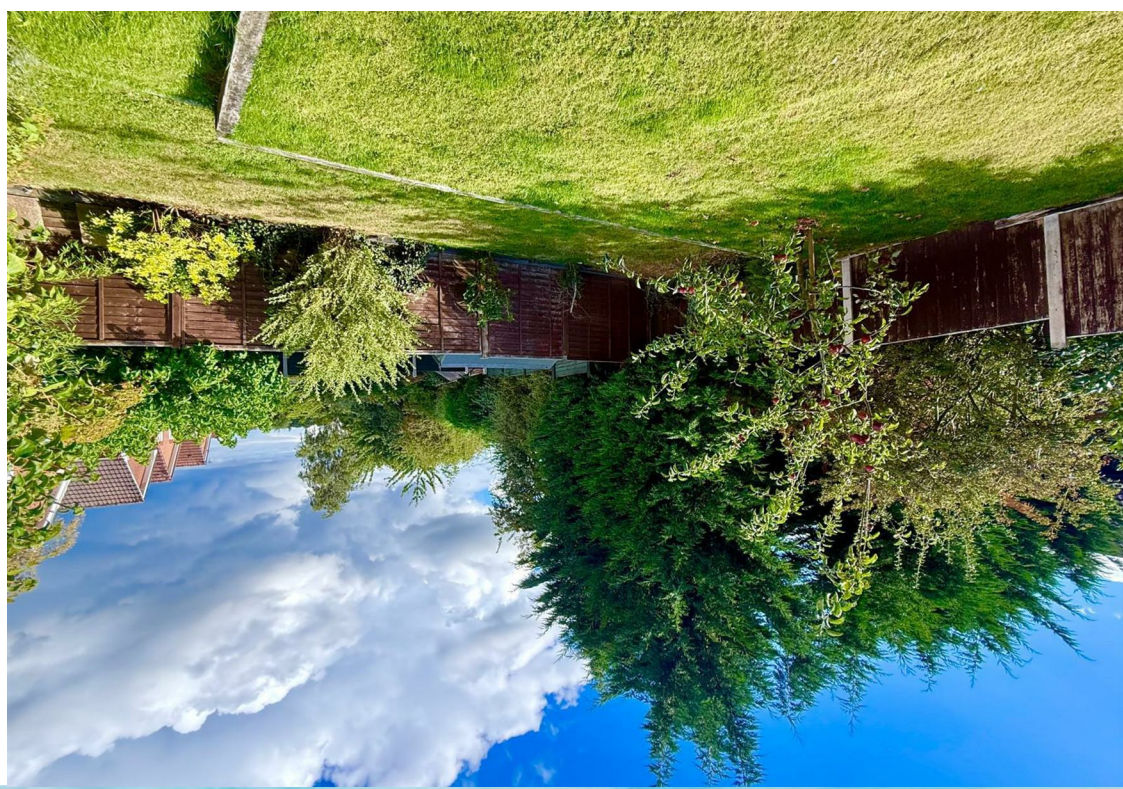




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27 SANDWICH DRIVE TYTHERINGTON SK10 2UD
£425,000

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**** NO ONWARD CHAIN **** A stylish and particularly attractive detached family home on the ever popular Tytherington Links and within a short stroll of Tytherington Golf & Country Club, excellent Primary and Secondary Schools and The Bollin Valley which will have particular interest for those enjoying rural walks. In brief the property comprises; covered porch, entrance vestibule, open plan living/dining room, kitchen, utility area and downstairs WC. To the first floor there are three well proportioned bedrooms (en-suite shower room to bedroom one) and a family bathroom. The driveway to the front provides off road parking and leads to the attached garage with electric roller door. The private garden is laid mainly to lawn with a paved patio providing a perfect place to put the Rattan furniture whilst entertaining both family and friends.

Location
Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. 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 a Northerly direction along Beech Lane past Tytherington School on the right, turn left onto Dorchester Way. Taking the fifth turning on the right onto Sandwich Drive where the property will be found on the left hand side.

Entrance Vestibule
Stairs to the first floor. Tiled floor. Radiator.

Open Plan Living/Dining Room

Living Area
15'0 x 9'10
Decorated in neutral colours and features a gas fire and surround. Double glazed window to the front aspect. Laminate floor. Radiator. Open to the dining area.

Dining Area
8'0 x 7'4
Space for a table and chairs. Laminate floor. Radiator.

Conservatory
13'2 x 9'0
Double glazed windows and French doors to the garden. Laminate floor. Radiator.

Kitchen
10'10 x 9'0
Fitted with a range of shaker style base units with work surfaces over and matching wall mounted cupboards. Stainless steel sink unit with mixer tap and drainer. Space for a range cooker with Rangemaster extractor hood over. Integrated fridge/freezer and Bosch slimline dishwasher with matching cupboard fronts. Breakfast bar with stool recess. Understairs storage cupboard. Access to the loft space. Tiled floor. Recessed ceiling spotlights. Two double glazed windows rear aspect. Radiator.

Utility Area
7'0 x 5'0
Space for a washing machine. Vaillant boiler. Tiled floor. Door to the downstairs WC and door to the side aspect.

Downstairs WC
Push button low level WC and vanity wash hand basin. Tiled floor. Chrome ladder style radiator. Double glazed window to the side aspect.

Stairs To The First Floor
Built in airing cupboard housing the hot water tank. Access to the loft space. Laminate floor.

Bedroom One
11'0 x 9'10
Double bedroom with double glazed window to the front aspect fitted with plantation shutters. Laminate floor. Radiator.

Dressing Area
Two recesses providing hanging space for clothes.

En-Suite Shower Room
Fitted with a shower enclosure, push button low level WC and vanity wash hand basin. Tiled floor. Chrome ladder style radiator. Recessed ceiling spotlights. Double glazed window to the front aspect.

Bedroom Two
9'5 x 8'8
Double bedroom with double glazed window to the rear aspect. Laminate floor. Radiator.

Bedroom Three
9'8 x 6'3
Single bedroom with built in wardrobe. Laminate floor. Double glazed window to the rear aspect. Radiator.

Bathroom
Fitted with a panelled bath with shower over and screen to the side, push button low level WC with concealed cistern and vanity wash hand basin. Tiled floor and part tiled walls. Double glazed window to the rear aspect.

Outside

Driveway
A driveway to the front provides off road parking complemented by a lawned garden to the side. Electric vehicle charging point. A courtesy gate to the side offers access to the private rear garden.

Attached Garage
Up and over door.

Garden
The private rear garden is laid mainly to lawn with a paved patio providing the perfect space for placing Rattan furniture and entertaining family and friends. The garden is fenced and enclosed with a courtesy gate to the side providing access to the front. Enjoying a pleasant outlook to the rear the garden is not directly overlooked offering a good degree of privacy.

Tenure
The vendor has advised that the property is Freehold and that the council tax band is E. 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.



Measurements are approximate. Not to scale. Illustrative purposes only.
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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	