



jordanfishwick



# 26 Tytherington Drive, Tytherington, Macclesfield, Cheshire, SK10 2HJ

This well presented three double bedroom bay fronted semi detached family home is ideally situated in a highly sought after location in Tytherington. Within close proximity to popular schools including Marlborough, Beech Hall, and Tytherington High School, as well as being within easy walking distance of local shops and the golf and leisure facilities at the Tytherington Club. The property offers versatile accommodation suited to a wide range of buyers and benefits from gas central heating via a Worcester boiler along with double glazing throughout. In brief, the ground floor comprises; vestibule, entrance hallway, bay fronted living room, dining room with direct access to the rear garden, kitchen, utility room and a downstairs shower room. To the first floor are three well proportioned double bedrooms and a family bathroom. Stairs leading to a versatile loft room on the upper level. Externally, the property is set back behind a driveway providing off road parking, leading to an attached garage along with a lawned front garden bordered by hedging and established shrubs. To the rear, the generous Southerly facing garden includes a spacious patio area, ideal for entertaining or relaxing and overlooks a well maintained lawn with mature shrubs and hedged boundaries.

## £415,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### 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 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, turn right at the traffic lights with the junction of Brocklehurst Way and then immediately left into Tytherington Drive. Follow the road around and the property will be found on the right hand side just before Marlborough Primary School.

#### Vestibule

Inset mat.

#### Entrance Hallway

Stairs to the first floor. Radiator.

#### Bay Fronted Living Room

13'5 x 10'8

Well presented reception room with double glazed bay window to the front aspect. Radiator.

#### Dining Room

14'6 x 10'8

Bright and airy dining room with double glazed window and door to the rear aspect. Radiator.

#### Kitchen

10'8 x 9'2

Fitted with a range of shaker style base units with work surfaces over and matching wall mounted cupboards. Stainless steel one and a quarter bowl Franke sink unit with mixer tap and drainer. AEG induction hob with extractor hood over. Built in AEG oven and AEG microwave oven. Integrated fridge/freezer and dishwasher all with matching cupboard fronts. Double glazed window to the rear aspect. Recessed ceiling spotlights. Contemporary radiator. Door to the garden.

#### Utility Room

8'3 x 8'0

Space for a washing machine and tumble dryer above. Stainless steel sink unit with mixer tap and drainer. Built in storage cupboard. Recessed ceiling spotlights. Double glazed window to the side aspect. Radiator.

#### Downstairs Shower Room

Fitted with a shower cubicle, push button low level WC and wash hand basin. Tiled floor and part tiled walls. Chrome ladder style radiator. Double glazed window to the side aspect.

#### Stairs To The First Floor

Double glazed window to the side aspect. Recessed ceiling spotlights.

#### Bedroom One

12'2 x 10'5

Double bedroom with double glazed bay window to the front aspect. Radiator.

### Bedroom Two

10'7 x 9'4

Double bedroom with double glazed window to the rear aspect. Radiator.

### Bedroom Three

12'4 x 10'0

Double bedroom with double glazed window to the front aspect. Radiator.

### Bathroom

Fitted with a white suite comprising; panelled bath with shower over and screen to the side, push button low level WC with concealed cistern and vanity wash hand basin. Part tiled walls. Double glazed window to the rear and side aspect. Radiator.

### Stairs To The Loft Room

### Loft Room

12'7" x 12'0" restricted head height

Versatile room with two skylight windows. Storage into the eaves. Radiator.

### Outside

### Driveway

The property is set back behind a driveway providing off road parking, leading to an attached garage along with a lawned front garden bordered by hedging and established shrubs. Courtesy gate to the side provides access to the garden.

### Attached Garage

14'0 x 8'8

Up and over door. Power and lighting.

### Southerly Facing Garden

To the rear is a Southerly facing garden which includes a spacious patio area, ideal for entertaining or relaxing and overlooks a well maintained lawn with mature shrubs and hedged boundaries.

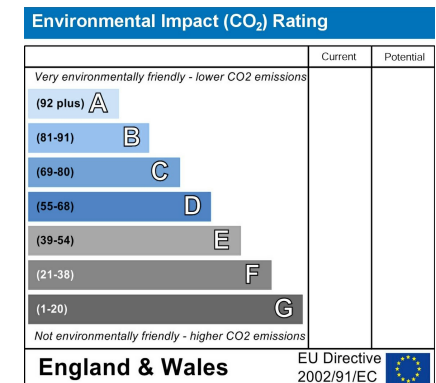
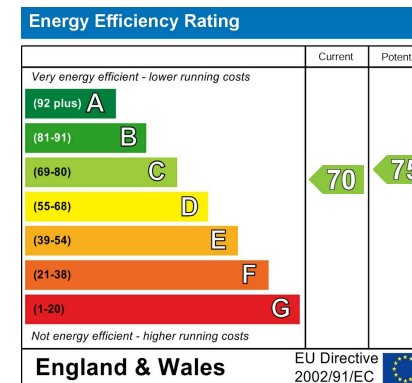
### Tenure

The vendor has advised us that the property is Freehold and that the council tax is band D.

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.







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