



38 Tytherington Drive, Macclesfield, SK10 2HJ

£360,000

- This well-presented three-bedroom semi-detached bungalow offers deceptively spacious and versatile accommodation.
- There are two well-proportioned bedrooms to the ground floor, along with a family bathroom.
- the fully enclosed rear garden is laid mainly to lawn with a patio seating area, while the front of the property offers a lawned garden, driveway and access to the garage.
- Welcoming a entrance hallway, a spacious lounge, and a fitted kitchen with access to the rear garden.
- The first floor is home to a generous principal bedroom, benefitting from an en-suite shower room.

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Situated in the highly sought-after area of Tytherington, this well-presented three-bedroom semi-detached bungalow offers deceptively spacious and versatile accommodation arranged over two floors. Benefitting from gas central heating, double glazing, garage, driveway parking and established gardens, this property is offered for sale with no onward chain.

The accommodation comprises a welcoming entrance hallway, a spacious lounge overlooking the rear garden with a feature electric fire, and a fitted kitchen with a range of wall and base units, complementary work surfaces and access to the rear garden. There are two well-proportioned bedrooms to the ground floor, along with a family bathroom fitted with a walk in shower, wash hand basin and WC.

The first floor is home to a generous principal bedroom, benefitting from an en-suite shower room and useful eaves storage, providing a private and practical space.

Outside, the fully enclosed rear garden is laid mainly to lawn with a patio seating area, mature shrubs and established borders, while the front of the property offers a lawned garden and driveway providing off-road parking and access to the garage.

Offering flexible living accommodation in a popular residential location, this is an excellent opportunity for a range of buyers and early viewing is highly recommended.



Council Tax Band: D







Directions

Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

EPC Rating:

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

GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.

1ST FLOOR
164 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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