

HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

17, Carnoustie Drive,

Tytherington, Cheshire, SK10 2TB

** NO ONWARD CHAIN**

A good sized beautifully presented detached family property occupying and idyllic location within a very short stroll of Tytherington Golf & Country Club.

Offers Over £560,000

Constructed of brick, this substantial beautifully presented detached property offers the discerning purchaser a wonderful family home located in a secluded not over looked location within 200 yards of Tytherington Golf and Country Club. On entering the property you are immediately welcomed by a bright and spacious entrance hall with staircase leading to the first floor, 17 ft lounge with feature fireplace, dining room, 19 ft living/family kitchen with French doors to garden, an inner vestibule with access to garage and a separate WC. To the first floor the landing allows access to four good sized bedrooms and two bathrooms (one en-suite). A gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate how bright and spacious this property really is.

The property occupies a cul-de-sac location enjoying a lovely open aspect to the front over a small wooded green area. The driveway allows ample hardstanding for several motor vehicles with adjacent lawned gardens. To the rear the garden is again laid mainly to lawn with well stocked borders, shrubs and large patio areas.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 5 and 30 minutes drive of the property.

Directions:
From our Prestbury office proceed past St Peter's Church bearing right over the railway bridge into Prestbury Lane. Prestbury Lane in turn leads into Heybridge Lane and continue to the junction with Manchester Road. Bear right towards Macclesfield, turning right at the roundabout into Dorchester Way. Take the first right into Carnoustie Drive bearing left after approximately 100 yards into the continuation of Carnoustie Drive where the property can be found after a short distance on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
With radiator, stairs to first floor.

LOUNGE 17'10 x 13'
With radiator, feature fireplace with living flame gas fire.

DINING ROOM 13' x 10'
With radiator.

LIVING/FAMILY KITCHEN 19'2 x 13'7
Enjoying modern units including base cupboards and drawers, wall cupboards and worktops, double oven/grill, gas hob and extractor hood, stainless steel sink unit, plumbing for dishwasher, part tiled walls, dining area, seating area, radiator, French doors to garden.

INNER VESTIBULE
With access to garage.

WC
With low level WC, vanity wash hand basin with storage cupboard below, radiator, part tiled walls.

FIRST FLOOR

LANDING
With access to roof space.

BEDROOM ONE 13'4 x 11' (plus wardrobe recess)
With full range of fitted wardrobes and overhead storage cupboards, radiator.

EN-SUITE
With shower, low level WC, pedestal wash hand basin, radiator, tiled walls.

BEDROOM TWO 18'6 x 9'8
With radiator.

BEDROOM THREE 12'10 x 11'8
With radiator.

BEDROOM FOUR 9'2 x 7'7 (overall)
With radiator.

BATHROOM/WC
With panelled bath and overhead shower, low level WC, pedestal wash hand basin, radiator, tiled walls, airing cupboard housing lagged hot water cylinder.

GARAGE/WORKSHOP 12'10 x 9'2
(slightly reduced to allow for the inner vestibule and WC)
With fitted unit with stainless steel sink unit, plumbing for washing machine.

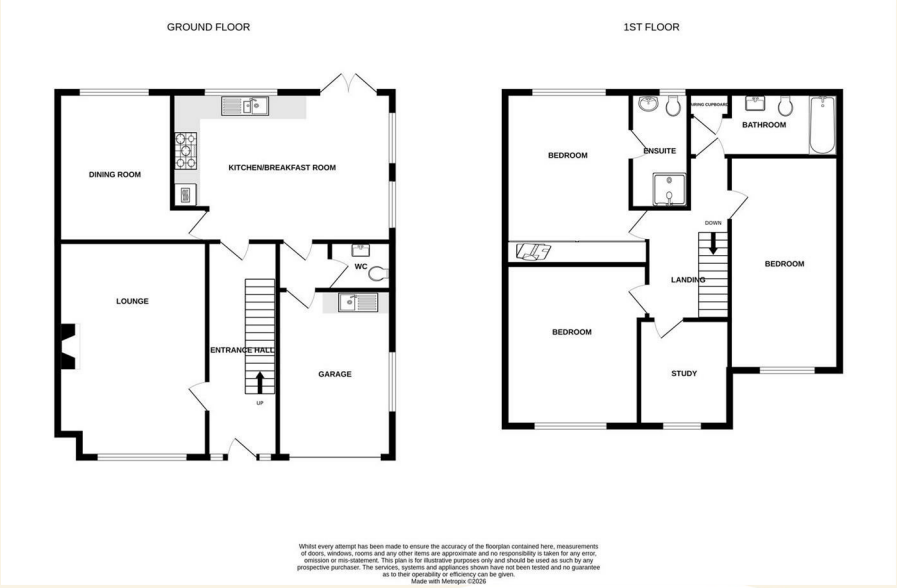
OUTSIDE
Gardens as previously mentioned.

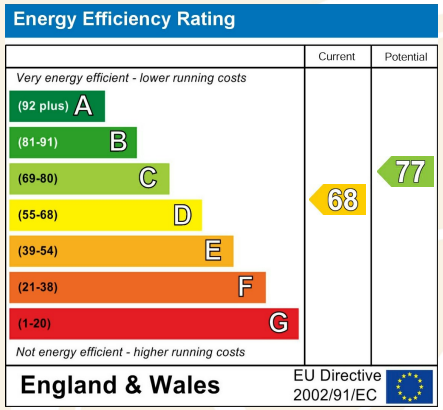
TENURE
We have been advised that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

POSSESSION
Vacant possession upon completion.

VIEWINGS
Strictly by appointment through the Agents.

COUNCIL TAX
BAND F





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THE DISPUTE SERVICE
NAEA National Association of Estate Agents
The Property Ombudsman

MISDESCRIPTIONS ACT 1967
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