
jordan fishwick

# 10 Portmarnock Close, Tytherington, Macclesfield, Cheshire, SK10 2UX

** NO ONWARD CHAIN ** Occupying a superb position tucked away on a quiet cul-de-sac within the ever-popular Tytherington Links. This attractive family home is ideally located within a short stroll of Tytherington Golf & Country Club, excellent primary and secondary schools, and the beautiful Bollin Valley, perfect for those who enjoy scenic rural walks. The property offers well-balanced family accommodation and in brief comprises; an entrance hallway, living room, dining room, conservatory, breakfast kitchen, utility room and downstairs WC. To the first floor, the landing provides access to three/four bedrooms, including a master bedroom with en-suite shower room, along with a family bathroom. Externally, the property benefits from a driveway to the front providing off-road parking and access to the integral garage. To the rear is a private Southerly facing garden, mainly laid to lawn, with a stone patio ideal for outdoor seating and entertaining throughout the year. The garden is enclosed by brick walling and fencing, with mature hedging and shrubs to the borders.

# £465,000

**Viewing arrangements**
**Viewing strictly by appointment through the agent**
**01625 434000**

### Location
Tytherington is situated a few minutes drive from Macclesfield Town Centre (with direct rail links to London under two hours) and offers excellent transport links to Manchester International Airport and the motorway networks which are within 25 minutes travelling distance by car. Predominantly a residential area it has a small shopping centre with supermarket, post office, hairdressers and other sole traders. It is also serviced by a petrol station and has both a Primary and Secondary school. The development is made up of attractive modern homes varying in size and style with some woodland areas ideal for dog walking. All homes are also walking distance from the Tytherington Club which offers an 18 Hole Championship Golf Course and state-of-the-art leisure facilities including Gym, Swimming Pool, Tennis Courts and Relaxation Spa area.

### Directions
Proceed out of Macclesfield along Manchester Road after approximately ½ mile turn left onto Dorchester Way proceed over a mini roundabout, turn left onto Blairgowrie Drive and left again onto Augusta Drive. Take the next left onto Portmarnock Close and follow around to the right, where the property can be found on the right hand side.

### Entrance Hallway
Stairs to first floor. Ceiling coving. Alarm panel. Ceiling pendant light. Power points. Understairs storage cupboard housing the fuse box. Double glazed window to the front and side aspect. Door to garage. Radiator.

### Living Room
14'5 x 11'5
Feature double glazed bay window to the front aspect. Coal effect living flame gas fire with stone hearth. TV point. Power points. Ceiling coving. Oak floor. Radiator. Opening to the dining room.

### Dining Room
10'2 x 9'0
Ample space for a dining table and chairs. Ceiling coving. Oak floor. Radiator. Double glazed window and French doors to the conservatory.

### Conservatory
9'0 x 8'0
Double glazed windows and French doors to the garden. Oak floor. Ceiling fan point. Radiator.

### L-shaped Breakfast Kitchen
17'5 x 10'0max
Fitted with a range of floor and wall mounted units comprising cupboards and drawers. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Smeg range cooker with a 5 ring gas burning stainless steel hob with double oven and grill, stainless steel splash back with NEFF stainless steel extractor hood over. Integrated fridge/freezer and Neff dishwasher with matching cupboard fronts. Recessed ceiling spotlights. Double glazed French doors to the garden. Door to the utility and downstairs WC. Radiator.

### Utility
5'2 x 5'0
Tall fitted unit and space for a washing machine with work surface over. Double glazed window to the rear aspect. Door to WC. Door to the side aspect.

### Downstairs WC
Low level WC and wash hand basin. Radiator.

### Stairs To The First Floor
Access to the loft space (the vendor has advised that there is boarding in the loft). Pendant light. Built in airing cupboard housing the combi boiler.

**Master Bedroom**
13'0 x 10'7
Double bedroom featuring a double glazed bay window to the front aspect. Telephone point and TV point. Radiator. Square archway through to the dressing room. (originally the fourth bedroom). Radiator.

**En-Suite**
Fitted with a shower cubicle, low level WC and pedestal wash hand basin. Recessed ceiling spotlights. Double glazed window to the side aspect. Radiator.

**Dressing Room/Bedroom Four**
16'6 x 7'2
Currently used as a dressing room with a range of bespoke fitted wardrobes. This room was originally the fourth bedroom and can be readily converted back with the installation of a stud wall. Telephone point and TV point. Two double glazed window to the front aspect. Two radiators.

**Bedroom Two**
15'0 x 8'0
Double bedroom with double glazed window to the rear aspect. Radiator.

**Bedroom Three**
11'0 x 7'6
Double bedroom with double glazed window to the rear aspect. Radiator.

**Family Bathroom**
Fitted with a panelled bath with shower fittings over and screen to the side, low level WC and pedestal wash hand basin. Part tiled walls. Recessed ceiling spotlights. Double glazed window to the rear aspect. Radiator.

**Outside**

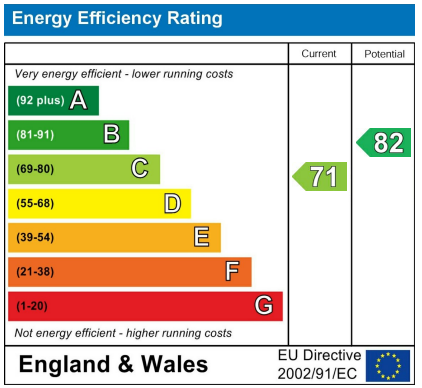
**Driveway**
The driveway to the front provides off road parking and leads to the integral garage.

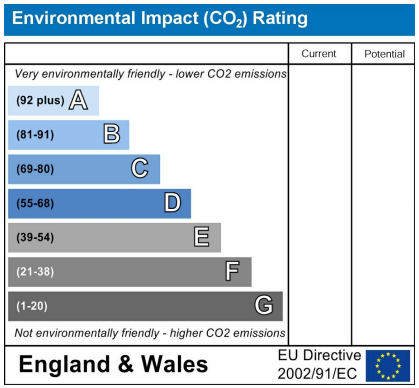
**Integral Garage**
16'8 x 8'0
Up and over door. Power and lighting.

**Southerly Facing Garden**
To the rear is a private Southerly facing garden mainly laid to lawn with a stone patio ideal for outdoor seating and entertaining throughout the year. The garden is enclosed by brick walling and fencing, with mature hedging and shrubs to the borders.

**Tenure**
We have been informed by the vendor 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.




Email: macclesfield@jordanfishwick.co.uk

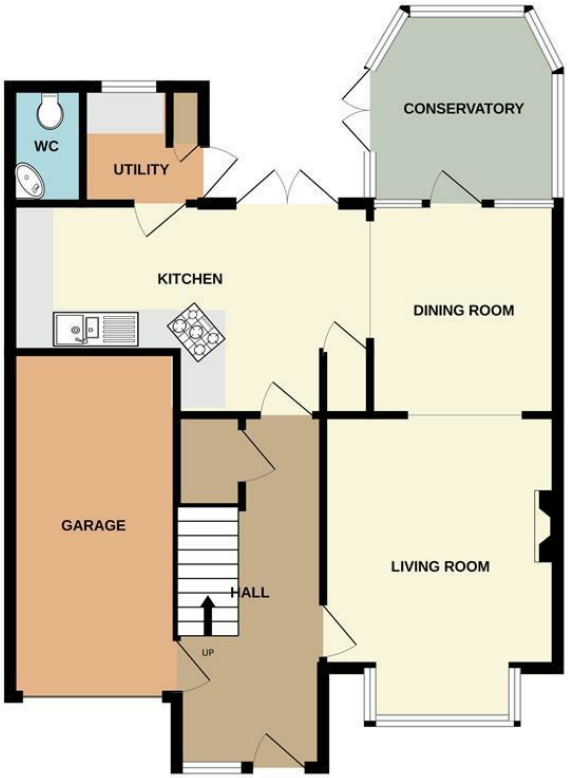




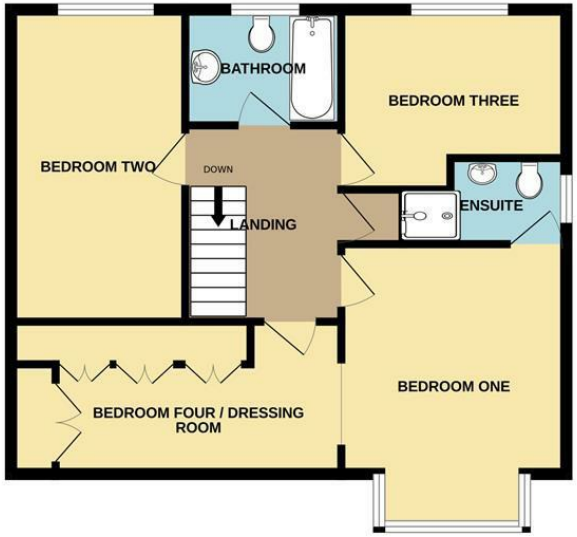




GROUND FLOOR




1ST FLOOR




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