



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 33, Clare Drive, Tytherington, Cheshire, SK10 2TX

A beautifully presented and well positioned three bedroomed detached property occupying a cul-de-sac location within short distance of the Tytherington Golf and Country Club.

## Guide Price £379,000

Constructed of brick this delightful well balanced detached property offers the discerning purchaser a wonderful home occupying a popular and convenient location within short distance of local amenities.

The accommodation briefly comprises on the ground floor an entrance vestibule, WC, 17ft lounge with cast iron log burner, a fabulous 21ft dining kitchen with patio doors leading to the conservatory. To the first floor the landing access to three bedrooms and a well appointed shower room/WC. A gas fired central heating system has been installed.

The property enjoys lawned gardens to the front whilst to the rear there is a beautiful terraced garden, enjoying flowerbeds and patio areas. There is ample hard standing for a motor vehicle with easy access to the garage which is located to the rear with courtesy door leading to the garden.

Tytherington caters for most everyday needs, whilst more extensive facilities may be found in Prestbury, Macclesfield, Wilmslow and Alderley Edge, all within short driving distance. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

Directions: From our Prestbury office proceed past St Peter's Church bearing right at the railway station into Prestbury lane. Prestbury lane in turn leads into Heybridge lane and continue to the T-junction with Manchester road. Bear right in the direction of Macclesfield turning right at the roundabout into Dorchester way. Continue along Dorchester way for approximately three quarters of a mile bearing right into Clare drive where the property can be found on the left hand side.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE VESTIBULE

With radiator.

##### WC

With low level WC, wash hand basin with store cupboard below, radiator, half tongue and groove paneled walls.

##### LOUNGE 17'10" x 13'2" (extending to 14'10")

With two radiators, cast iron log burner, stairs to first floor.

##### DINING KITCHEN 21'10" x 8'8"

Enjoying modern high gloss units including base cupboards and drawers, wall cupboards and worktops, four ring electric hob with extractor hood, oven/grill, one and a half bowl enamel sink unit, fridge, freezer, washing machine, gas boiler, radiator, dining area, patio doors leading to:

##### CONSERVATORY 8'2" x 6' (approximate measurements)

With French doors to garden.

#### FIRST FLOOR

##### LANDING

With access to roof space, airing cupboard with lagged up water cylinder.

##### BEDROOM 1 13'7" x 8'11"

With radiator, fitted wardrobes with overhead storage cupboards, matching bedside drawers, views towards open fields.

##### BEDROOM 2 11'7" x 8'8"

With radiator.

##### BEDROOM 3 9'5" x 6'

With radiator.

##### SHOWER ROOM/WC

With walk in shower, low level WC, Vanity wash hand basin with storage cupboards above, radiator/towel rail, part tiled walls.



