



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

2, Moborn Close, Tytherington, Cheshire, SK10 2ZH

A recently constructed four bedroom detached family property occupying a delightful cul-de-sac location with access to the park and within easy reach of local amenities.

Guide Price £575,000

Constructed of brick with part rendered elevations, this beautifully presented property offers the discerning purchaser a wonderful family home occupying a cul-de-sac location yet within close proximity of local amenities including primary and secondary schools. The accommodation briefly comprises on the ground floor an entrance hall, WC, lounge, family room/study, 26 foot living family kitchen enjoying high gloss units with Silestone worktops and built-in appliances, opening through to a lovely bright and airy sitting room/garden room with bi-folding doors to the garden, and separate utility. To the first floor the landing allows access to four double bedrooms and two bathrooms (one en-suite). A gas fired central heating system has been installed along with under floor heating to the majority of the ground floor.

The property is approached by a good sized block paved driveway allowing ample hard standing for motor vehicles with easy access to the detached garage (presently used as office/social space). A split level rear garden enjoys an Astroturf area and flagged patio. The property also has the added benefit of a children's play area which is only fifty yards away.

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, with the Peak District National Park within easy reach.

Directions: From our Prestbury office proceed past St Peter's church bearing right at the train station into Prestbury lane. Prestbury lane in turn leads into Heybridge lane and continue to the T-junction with Manchester road. Turn right towards Macclesfield turning first left into Dumbah lane and continue to the T-junction. Bear right turning left at the roundabout into Springwood way. After a short distance turn left into Livesley road and continue along this road until you reach Moborn close on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With tiled floor with under floor heating, stairs to first floor with under stair storage units, radiator.

WC

With low level WC, pedestal wash hand basin, radiator, tiled floor with under floor heating.

LOUNGE 16' x 11' (overall)

With two radiators.

FAMILY ROOM/STUDY 12'7" x 8'10" (overall)

With radiator.

LIVING FAMILY KITCHEN 26'2" x 9'2"

Enjoying white high gloss units including base cupboards and drawers, wall cupboards and Silestone worktops, four ring electric hob with extractor hood, oven/grill, fridge and freezer, sink unit, wine fridge, breakfast bar, dishwasher, tiled floor with under floor heating, family seating area, radiator, under stairs storage cupboard, opening through to:

SITTING ROOM/GARDEN ROOM 12'5" x 10'2"

Enjoying picture windows, radiator, tiled floor with under floor heating, bi-folding doors to garden.

UTILITY 7'10" x 5'1"

Enjoying high gloss units, stainless steel sink unit, plumbing for washing machine, tiled floor with under floor heating, radiator.

FIRST FLOOR

LANDING

With radiator, access to roofspace, airing cupboard with high pressured water cylinder.

BEDROOM 1 14' x 10'11"

With radiator, fitted wardrobes.

EN-SUITE

With shower, low level WC, vanity wash hand basin with store cupboards below, radiator/towel rail, tiled walls and tiled floor.

BEDROOM 2 11'6" x 8'9"

With radiator.

BEDROOM 3 10'8" x 9'5"

With built-in wardrobe, radiator.

BEDROOM 4 9'6" x 9'2" (overall)

With built-in wardrobe, radiator.

BATHROOM/WC

Paneled bath, pedestal wash hand basin, low level WC, shower cubicle, radiator/towel rail, tiled walls and tiled floor.

OUTSIDE

Gardens as previously mentioned.

DETACHED DOUBLE GARAGE

With up and over door, presently being used as an office/social space but can easily be converted back subject to the prospective purchasers wishes.

Tenure:

Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings:

Strictly by appointment through the Agents.

Possession:

Vacant possession upon completion.

PRESTBURY OFFICE:

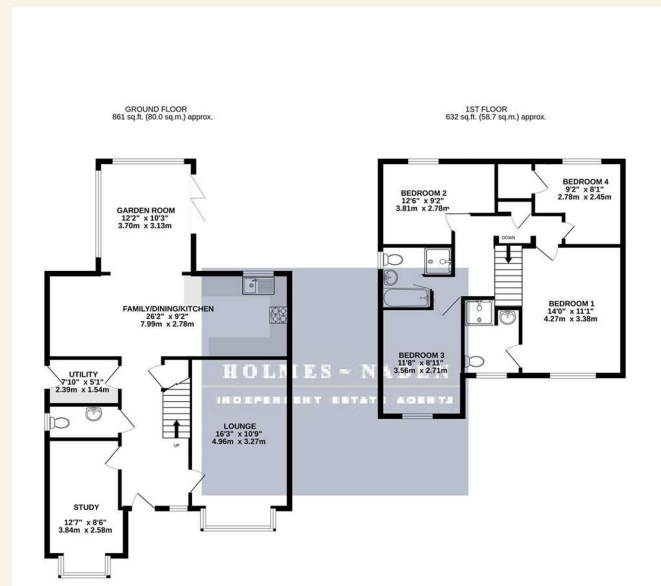
THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254

FACSIMILE: 01625 820019

HEAD OFFICE:

16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	89	
(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



MISDESCRIPTIONS ACT 1967

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