



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

1, Lindrick Close, Tytherington, Cheshire, SK10 2UG

A substantial picturesque detached family property occupying a superb location within walking distance of Tytherington Golf and Country Club.

Guide Price £650,000

Constructed of brick, this substantial picturesque detached property offers the discerning purchaser a wonderful home occupying a popular residential location.

The accommodation briefly comprises a canopy porch, vestibule with access to garage, WC, reception hall, 23 foot lounge with feature fireplace, dining room, study, spacious living family kitchen with built in appliances and separate utility room. To the first floor the study landing allows access to four good sized bedrooms, two bathrooms (one en-suite). A gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate the size and space in the wonderful family home.

The property is approached by a block paved driveway which allows ample hard standing for motor vehicles and easy access to the double garage with an electric up and over door. The gardens extend to three sides and are laid mainly down to lawn with well stocked borders , shrubs, specimen trees and patio area that extends to the side.

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 Bollington Office proceed up High Street to the junction at Palmerston Street. Turn left and proceed through Bollington Village taking the second exit at the roundabout into Tytherington Lane. Take the second exit at the next roundabout and continue to the junction with Manchester Road. Turn left in the direction of Macclesfield turning right at the roundabout into Dorchester Way. Proceed past Tytherington Golf & Country Club turning left after a short distance into Fearndown Way. Turn first left into Lindrick Close where the property can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

ENTRANCE VESTIBULE 8'11 x 5'10

With radiator, access to garage.

WC

With low level WC, vanity wash hand basin, radiator, tiled walls.

RECEPTION HALL 15'11 x 11'2

With two radiators, stairs to first floor, built in store cupboard.

LOUNGE 23'2 x 13'1 (overall)

With two radiators, feature fireplace and hearth with living flame gas fire.

DINING ROOM 13'10 x 10'6 (overall)

With radiator.

STUDY 8'4 x 7'3 (plus recess)

With radiator.

LIVING/FAMILY KITCHEN 17'6 x 15'8

Enjoying modern units including base cupboards and drawers, wall cupboards and granite worktop, one and a half bowl sink unit, Miele dishwasher, four ring gas hob with extractor hood over, double oven/grill, fridge and freezer, part tiled walls, tiled floor, two radiators, dining area, glazed door to rear garden.

UTILITY ROOM 8'3 x 5'6

With matching units, plumbing for washing machine, one and a half bowl sink unit, part tiled walls, tiled floor, radiator.

FIRST FLOOR

STUDY LANDING 15'11 x 6'10 (plus recess)

With radiator, linen cupboard with hot water cylinder, access to roof space with loft ladder fitted and part boarded.

BEDROOM ONE 15'10 x 12'7

With a range of fitted wardrobes and drawers, bedside table and drawers, radiator.

EN-SUITE 8'11 (narrowing down to 7'6) x 8'2

With shower, low level WC, twin wash hand basins, radiator/towel rail, tiled walls, tiled floor.

BEDROOM TWO 12'1 x 10'7

With radiator, fitted wardrobes and overhead storage cupboards, drawers.

BEDROOM THREE 13' x 10'10

With a range of wardrobes and drawers, radiator.

BEDROOM FOUR 12'2 x 7'7

With radiator, full length counter top with kneeholes, drawers, and cupboards under.

BATHROOM/WC

With panelled bath, low level WC, bidet, pedestal wash hand basin, radiator, tiled walls.

OUTSIDE**GARAGE 16'10 x 16'8**

With electric up and over door, power and light, gas boiler, water tap, loft access, door to side garden at rear, gas boiler installed in December 2025

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 G

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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		
	72	78
England & Wales		EU Directive 2002/91/EC

**MISDESCRIPTIONS ACT 1967**

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