





# 17 Cavendish Close, Tytherington, Macclesfield, Cheshire, SK10 2LG

**\*\* NO ONWARD CHAIN \*\*** Situated in the highly sought after Tytherington Links area, just a short walk from Tytherington Golf & Country Club, local shops, well regarded primary and secondary schools and the scenic Bollin Valley, perfect for those who enjoy countryside walks. This charming two bedroom semi detached home sits on a generous plot and has been recently modernised and is sure to appeal to a wide range of buyers. The accommodation in brief comprises; entrance vestibule, spacious living/dining room decorated in neutral tones and a fitted kitchen. To the first floor there are two double bedrooms and a brand new bathroom featuring a contemporary white suite. Gas central heating and double glazing, ensure a warm and comfortable living environment throughout. Externally, the property is set back behind a block paved driveway providing ample off road parking and access to a detached garage. The low maintenance Westerly facing rear garden boasts a large patio area ideal for al fresco dining and entertaining family and friends. Early viewing is strongly recommended.

## £290,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

#### Directions

Leaving Macclesfield Town Centre in a northerly direction along Beech Lane, continue onto Manchester Road towards Tytherington, where Dorchester Way will be found on the left hand side. Taking the first turning right onto Cavendish Close and the property will be found on the left hand side.

#### Entrance Vestibule

Accessed via a composite front door. Laminate floor. Double glazed window to the front aspect. Ceiling coving. Glass door to the living/dining room.

#### Living Room

16'0 x 12'0

Bright and airy living/dining room with double glazed window to the front aspect. Understairs storage cupboard. Stairs to the first floor. Radiator.

#### Kitchen

12'0 x 9'0

Fitted with a range of base units with work surfaces over, tiled returns and matching wall mounted cupboards. One and a quarter bowl Smeg stainless steel sink unit with mixer tap and drainer. Five ring gas hob with Bosch extractor hood over and Bosch double oven below. Space for an upright fridge/freezer and washing machine. Ceiling coving. Double glazed window and door to the rear aspect. Radiator.

#### Stairs To The First Floor

Ceiling coving.

### Bedroom One

12'0 x 10'6

Double bedroom fitted with a range of wardrobes and dressing table. Ceiling coving. Double glazed window to the front aspect. Radiator.

### Bedroom Two

12'0 x 9'3

Double bedroom with double glazed window to the rear aspect. Over stairs storage cupboard housing a recently fitted high efficiency Vaillant boiler. Ceiling coving. Double glazed window to the rear aspect. Radiator.

### Stylish Bathroom

Fitted with a stylish white suite comprising; panelled bath with shower fitting over and screen to the side, push button low level WC and pedestal hand wash basin. Part tiled walls. Chrome ladder style radiator. Recessed ceiling spotlights. Access to the loft space. Double glazed window to side aspect.

### Outside

#### Block Paved Driveway

A block paved driveway to the front provides ample off road parking and leads to the detached garage.

#### Detached Garage

Garage door with personal courtesy door. Additional door to the side. Power and light.

#### Westerly Facing Garden

To the rear is a Westerly facing garden which offers a patio area, perfect for entertaining family and guests or simply relax. Brick wall and fencing to the perimeter. A courtesy door providing access to the garage.

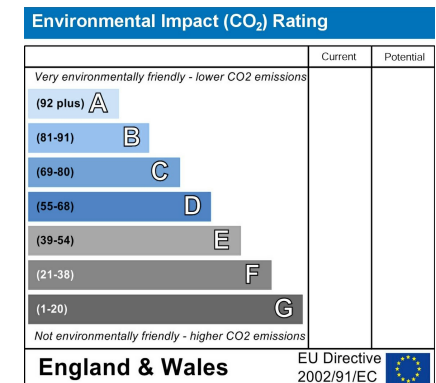
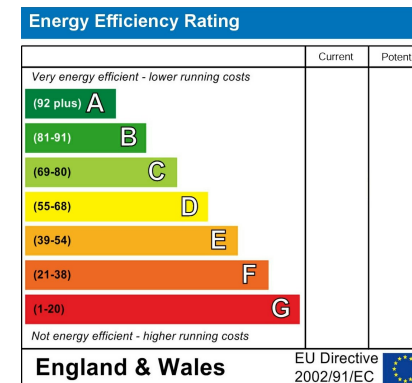
### Tenure

The vendor has advised that the property is Freehold and that the council tax band is C.

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.

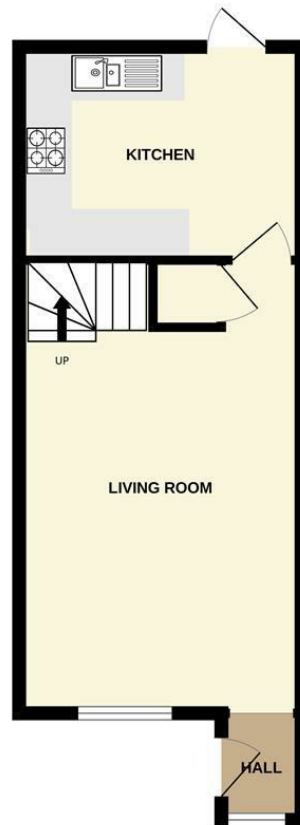








GROUND FLOOR



1ST FLOOR



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