



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Wisteria Cottage, 1, Pool End Close, Tytherington, Cheshire, SK10 2LD

A picturesque deceptively spacious property beautifully renovated and modernised set within stunning secluded landscaped gardens.

Guide Price £875,000

Constructed of Cheshire brick, this beautiful property offers the discerning purchaser a fabulous family home occupying one of Tytherington's prestige locations enjoying tree lined roads and within close proximity of local amenities including primary and secondary schools. On entering the property you are immediately welcomed by a 13ft reception hall with Oak floor which allows access to a 22ft lounge with fabulous media wall and contemporary fireplace, dining room, a wonderful orangery enjoying views over the garden, 26ft living family kitchen with shaker style units with quartz worktops and built-in appliances, and shower room/WC. To the first floor the landing allows access to four beautifully appointed bedrooms and two bathrooms (one en-suite). A gas fired central heating system has been installed and new uPVC throughout.

An internal inspection is highly recommended to appreciate the size, space and quality of this wonderful home.

The property is approached by a deep double driveway allowing ample hardstanding for motor vehicles and easy access to the detached garage with electrically operated up and over door. The beautiful landscaped gardens extend to three sides laid mainly down to lawn with well stocked borders, shrubs, mature and specimen trees, rhododendrons and large flagged terrace areas. The gardens are all very private and not overlooked.

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 10-30 minutes drive of the property.

Directions: From our Prestbury office proceed past St Peters 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 towards Macclesfield and continue straight across at the roundabout. Take the next turning left into Marlborough Drive then left again into Pool End Road where the property can be found on the left hand side after approximately 150 yards on the corner of Pool end Close.

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

RECEPTION HALL 13'7" x 9' (plus recess)

With Oak floor, radiator, stairs to first floor, under stairs cupboard.

LOUNGE 22'2" x 15'

With four radiators, media wall, contemporary fireplace, French doors to the sun terrace.

DINING ROOM 12'10" x 11'9" (overall measurements)

With two radiators, French doors leading to:

ORANGERY 20'9" x 13'4" (narrowing to 9'9")

With two radiators, French doors to garden, tilting and opening windows, electric skylight.

LIVING FAMILY KITCHEN 26' x 9'3" (extending to 13'3")

With shaker style units including base cupboards and drawers, wall cupboards and Corian worktops, dishwasher, Rangemaster stove, fridge and freezer, microwave, tiled floor, radiator, dining/living area, built-in cupboard with plumbing for washing machine and gas boiler, French doors to the sun terrace.

SHOWER/WC

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

FIRST FLOOR

LANDING

With airing cupboard, lagged hot water cylinder, access to roofspace.

BEDROOM 1 12'1" x 10'11"

With radiator, 'Hammonds' fitted wardrobes and drawers.

EN-SUITE

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

BEDROOM 2 15'1" x 14'3"

With 'Hammonds' fitted wardrobes, matching dressing table and drawers, shelving and radiator.

BEDROOM 3 10'6" x 7'7"

With deep built-in wardrobe. radiator

BEDROOM 4 12'1" x 11'11"

With radiator.

BATHROOM/WC

Enjoying a period style suite including shower, wash hand basin, low level WC, freestanding bath, radiator/towel rail, tiled walls, tiled floor, under eaves storage.

OUTSIDE

GARAGE 17'5" x 16'2"

With electric up and over door.

Stunning Gardens as previously mentioned.

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:

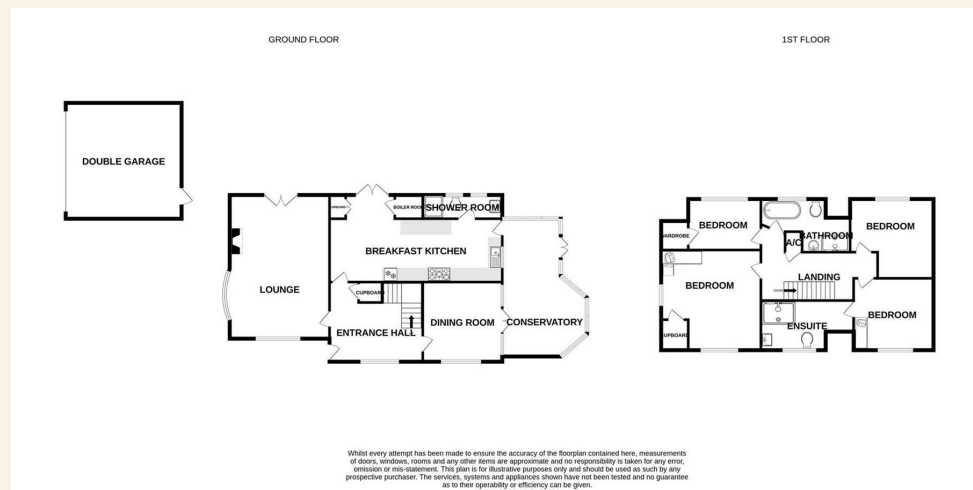
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(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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