HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

14, Hexham Way,

Tytherington, Cheshire, SK10 2WH

A magnificent, beautifully extended and renovated detached four bedroom property occupying a secluded cul-de-sac location within short distance of Tytherington Golf and Country Club.

Guide Price £539,950

Constructed of brick, this cleverly extended and modernised property offers the discerning purchaser a wonderful home occupying a delightful location within short distance of The Tytherington Golf and Country Club. The accommodation briefly comprises on the ground floor an entrance hall, WC, lounge, a magnificent 28ft living family kitchen enjoying high gloss contemporary units with matching breakfast bar and full range of bi-folding doors leading to the garden. There is a separate utility. To the first floor the landing allows access to four bedrooms and two bathrooms (en-suite). A gas fired central heating system has been installed. There are also 3.6 kW solar panels installed on the roof.

An internal inspection is highly recommended to appreciated this wonderful, well extended home.

The property is situated in a secluded cul-de-sac location with ample hardstanding for parking to the front for three vehicles. The rear garden is split-level and is laid mainly down to lawn with borders, shrubs and covered decking area with a Sundance 6/7 person hot tub and a good sized shed.

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 Peters Church bearing right at the railway bridge 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 right at the roundabout into Dorchester Way. Continue past Tytherington Golf and Country Club bearing left at the mini roundabout into Fearndown Way. Continue along Fearndown Way towards the end where Hexham Way can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
With radiator, stairs to first floor, under stairs cupboard.

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

LOUNGE 14' x 11'9" (plus bay window)
With radiator.

LIVING FAMILY KITCHEN 28' (narrowing to 21') x 22'
A lovely bright room with atrium, high gloss units including base cupboards and drawers, wall cupboards and granite worktops, one and a half bowl sink unit, three contemporary radiators, matching breakfast bar/island, ceramic hob with extractor hood, combination microwave oven, oven/grill, American fridge/freezer, microwave, coffee machine, dishwasher, part tiled walls, contemporary log burning stove, bi-folding doors to garden, living family area.

UTILITY
With matching units, plumbing for washing machine, gas boiler, stainless steel sink unit.

FIRST FLOOR

LANDING
With access to roofspace, linen cupboard.

BEDROOM 1 12'4" x 12'3"
With radiator, two built-in wardrobes.

EN-SUITE
With shower, low level WC, vanity wash hand basin with store cupboards below, radiator/towel rail, part tiled walls.

BEDROOM 2 9'10" x 9'8"
With radiator, built-in wardrobe.

BEDROOM 3 9'4" x 8'11"
With radiator, under eaves storage.

BEDROOM 4 11'7" (narrowing to 8'9") x 6'10"
With radiator.

BATHROOM/WC
With paneled bath and overhead shower, vanity wash hand basin with store cupboards below, low level WC, fitted drawers and cupboards, radiator/towel rail, part tiled walls.

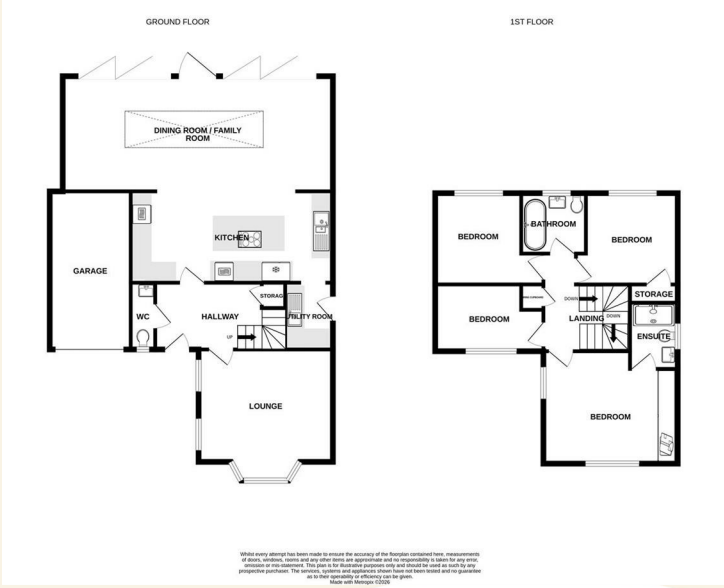
OUTSIDE
Gardens as previously mentioned.

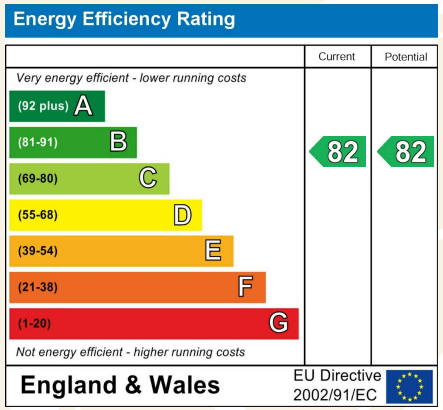
GARAGE
With up and over door.

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

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