



Andrew J Nowell
& Company

3 Tanglewood Drive, Tytherington

Guide Price **£775,000**



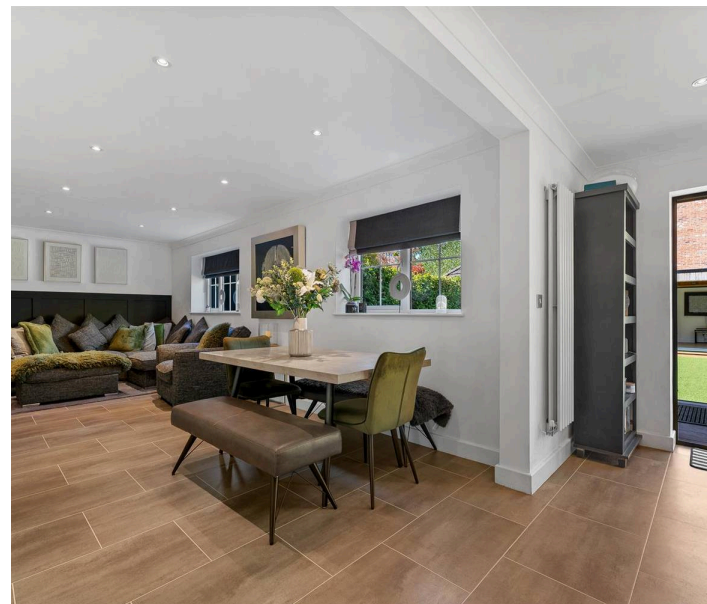
3 Tanglewood Drive, Tytherington, SK10 2AH

- Five Bedrooms
- Stunning Detached Home
- Open Plan Living
- Summer House

3 Tanglewood Drive is an immaculately presented family home which has been thoughtfully upgraded and modernised by the current owners. The property offers spacious and versatile accommodation of just under 2,200 square feet, ideally suited to modern family living.

On the ground floor, a welcoming entrance hallway with downstairs WC leads to two generous reception rooms, providing flexible space for both entertaining and everyday family life. The standout feature of the home is the superb open-plan kitchen/living/dining space, finished to a high standard and enhanced by bi-fold doors opening onto a spacious patio and low-maintenance artificial lawn, creating an excellent indoor-outdoor flow.

To the first floor is the principal bedroom with fitted wardrobes and a stylishly renovated en-suite shower room, along with four further well-proportioned bedrooms and a beautifully updated contemporary family bathroom.



The rear garden is perfectly designed for entertaining, featuring an impressive outdoor living area complete with a brilliant Summer House/Games Room. The front of the property is approached via an extended driveway providing ample off-road parking.

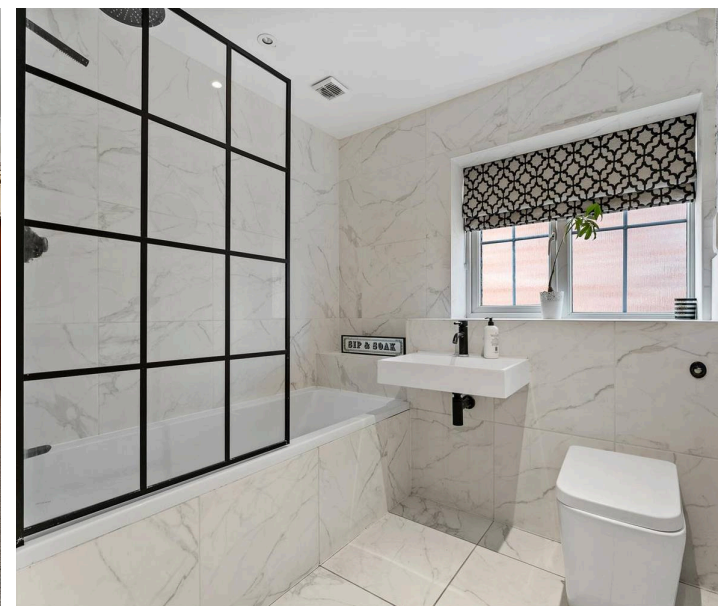
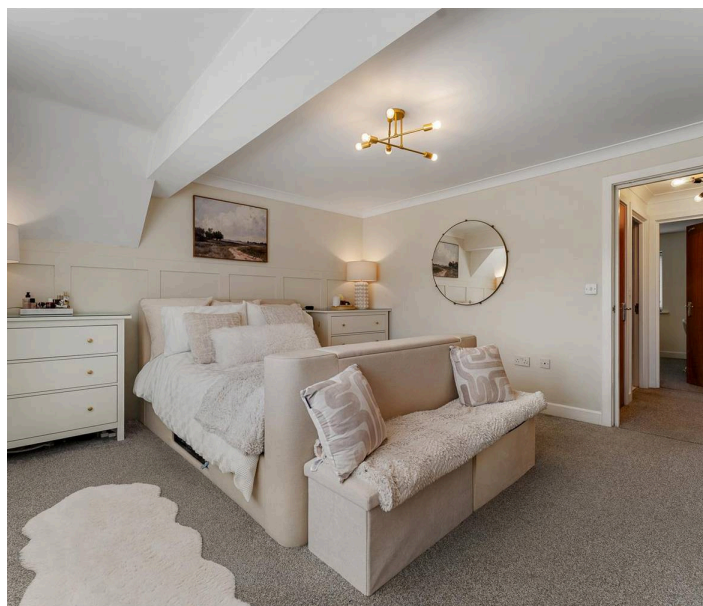
Tytherington is highly regarded for its excellent local amenities, reputable schools and convenient commuter links, with easy access to Manchester Airport, the motorway network and rail connections to Manchester and London, making it an ideal location for families and commuters alike.

Important information

- What 3 Words – //oven.boot.dining
- Council Tax – Band G
- EPC Rating – B (81/87)
- Tenure – Freehold
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric, Water & Drainage
- Parking: Driveway
- Flood Risk*: Very low risk of flooding
- Broadband**: Ultrafast Broadband Available
- Mobile Coverage***: Mobile coverage with main providers (EE, O2, Three & Vodafone). Limited Coverage Indoors
- The title contains covenants – further information is available from the office.

* Information provided by GOV.UK

** Information provided by Ofcom checker.

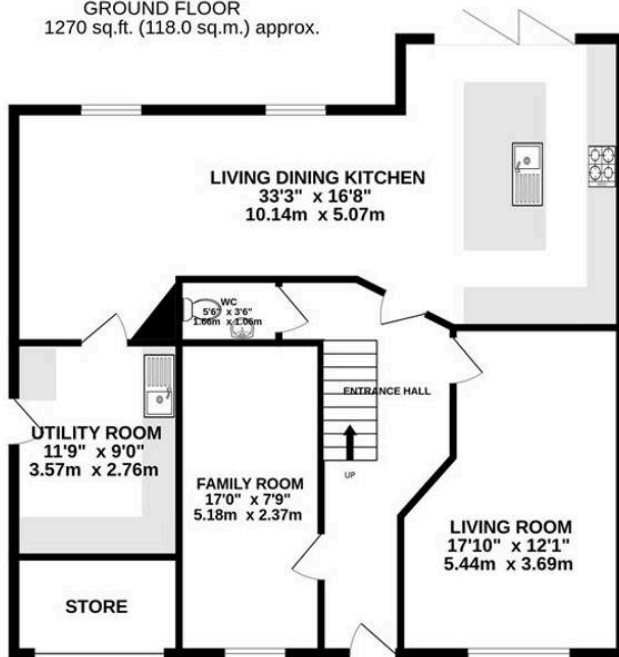




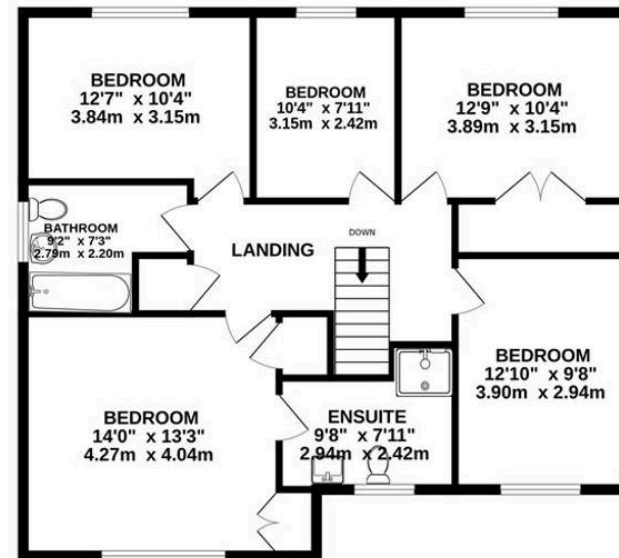
TOTAL FLOOR AREA : 2197 sq.ft. (204.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
1270 sq.ft. (118.0 sq.m.) approx.



1ST FLOOR
927 sq.ft. (86.1 sq.m.) approx.



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The Agent has not tested any fixtures, fittings, equipment, or services and cannot confirm they are in working order. Property details are provided by the vendor, and the Agent accepts no liability for errors. A purchase through the agency will incur an administration fee covering Anti-Money Laundering (AML) checks, identity verification, and ongoing compliance monitoring.