



Lindrick House Lindrick Close, Tytherington, Macclesfield, SK10 2UG

A fantastic opportunity to acquire a unique and substantial residence nestled within the head of a quiet cul-de-sac in one of the most exclusive areas within the sought after Tytherington Links Development within a short stroll of Tytherington Golf & Country Club, excellent Primary and Secondary Schools and The Bollin Valley which will have particular interest for those enjoying rural walks, yet within a short distance of Bollington and Prestbury villages. The accommodation is spacious throughout offering versatility to suit a wide range of buyers to include those looking to cater for independent living. In brief the accommodation comprises; covered porch, reception hallway and downstairs WC/Cloakroom. The main reception rooms include a formal living room, separate sitting room and study, whilst the family room opens to a fitted breakfast kitchen with utility and boot room off. To the first floor, the master bedroom is serviced by a Jack & Jill en-suite shower room. A further en-suite shower to the second bedroom with an elegant family bathroom servicing the remaining three bedrooms. To the front is a block paved driveway provides ample off road parking for several vehicles and leads to the integral double garage/store. This mature garden has been skilfully landscaped with a spacious patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking an artificial lawn with various flower beds, shrubs and hedging to the borders. Mature trees to the rear provide a high degree of privacy. A special mention must be made to the under cover bar/entertaining area located to the side of the property. A courtesy gate allows access to the front.

AGENT NOTES: NB. In accordance with 'Section 21' of the Estate Agents Act 1979, we declare there is a personal interest in the sale of this property; the vendor's brother is a partner of Jordan Fishwick LLP Estate Agents.

£999,995

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Reception Hallway

Walk in feature glass fronted wine display with built in wine racks and shelving. Tiled floor with staircase leading to the first floor landing. Radiator.

Downstairs WC

Low level WC and contemporary wash hand basin. Radiator.

Formal Living Room

15'10 x 15'3

Featuring a coal effect living flame gas fire and attractive surround. Window. Radiator.

Study

10'7 x 8'2

Window. Radiator.

Open Plan Kitchen/Dining Family Room

32' x 13'3

Breakfast Kitchen

21'0 x max x 16'0

Fitted with a range of base units and drawers with granite work surfaces over and matching wall mounted cupboards with down lighting. Inset one and a half bowl stainless steel sink unit with mixer tap. Space for a range cooker and American fridge/freezer. Integrated dishwasher. Tiled floor. Window and French doors open to the rear garden, fitted with Plantation shutters. Radiator.

Family Room

16'0 x 13'3

Wall mounted electric fire. Window fitted with Plantation shutters. Radiator.

Conservatory

13'0 x 10'1

Window and French doors opening to the garden. Two radiators.

Utility/Laundry Room

15'7 x 10'2 max

Fitted with floor and wall mounted units with work surface over. Inset one and a half bowl stainless steel sink unit. Space for a washing machine and tumble dryer. Radiator. Access to the double garage/store.

Boot Room

7'0 x 7'0

Ample storage space.

Sitting Room/Play Room/Dining Room

14'0 x 14'0

Dual aspect reception room with feature spiral staircase to the first floor. Wooden floor. Radiator.

Bedroom Six/Snug

14'2 x 8'10

Double bedroom fitted with a range of wardrobes to one wall. Window. Radiator.

En-Suite WC

Low level WC and wash hand basin. Radiator.

Stairs To Galleried Landing

Double glazed window. Built in airing cupboard. Access to loft space. Radiator.

Bar/Games Room

22'10 x 21'2

Double doors opening to a fantastic entertainment games room with bar area. Two windows. Two radiators.

Master Bedroom

14'0 x 13'2

Ample space for a super king size bed and fitted with a range of wardrobes and drawers. Window. Radiator.

Walk In Wardrobe

11'5 x 7'2

Window.

Jack & Jill En-Suite Shower Room

Fitted with a white suite comprising walk in shower with rainfall shower head, low level WC and vanity wash hand basin. Tiled floor and part tiled walls. Chrome ladder style radiator. Window.

Bedroom Two

16'0 x 10'10

Double bedroom fitted with a range of wardrobes. Window. Radiator.

En-Suite Shower

Walk in shower and wash hand basin. Tiled floor. Part tiled walls.

Bedroom Three

13'6 x 10'2

Double bedroom fitted with a range of wardrobe. Window. Radiator.

En-Suite WC

Low level WC and wash hand basin. Tiled floor. Part tiled walls.

Bedroom Four

11'10 x 10'4

Double bedroom fitted with a range of wardrobes. Feature tiled wall. Window fitted with Plantation shutters. Radiator.

Bedroom Five

14'3 x 8'10

Double bedroom fitted with a range of wardrobes. Window. Radiator.

Family Bathroom

Fitted with a white suite comprising; jacuzzi bath with shower attachment off the taps, push button WC and wash hand basin. Window.

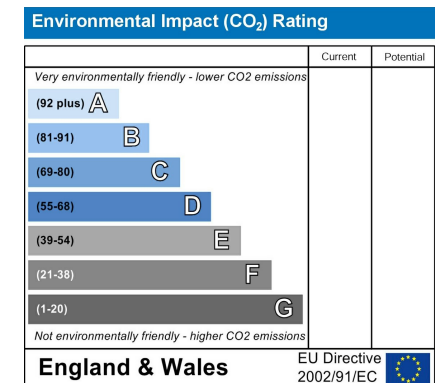
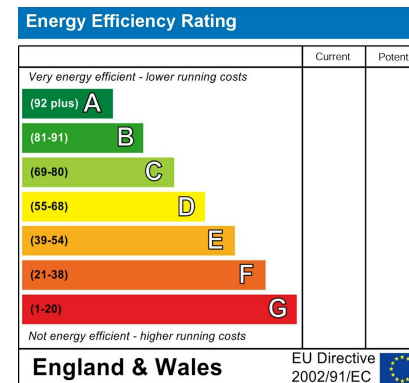
Driveway & Double Garage/Store

22'10 x 10'10

A block paved driveway provides ample off road parking for several vehicles and leads to the integral double garage/store with two up and over electric up and over door. Power and lighting.

Garden

This mature garden has been skilfully landscaped with a spacious patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking an artificial lawn with various flower beds, shrubs and hedging to the borders. Mature trees to the rear provide a high degree of privacy. A special mention must be made to the under cover bar/entertaining area located to the side of the property. A courtesy gate allows access to the front.





GROUND FLOOR
1743 sq.ft. (161.9 sq.m.) approx.



1ST FLOOR
1658 sq.ft. (154.0 sq.m.) approx.



TOTAL FLOOR AREA: 3401 sq.ft. (316.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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