



122 Tytherington Drive, Macclesfield, Cheshire, SK10 2JG

****NO ONWARD CHAIN**** A three bedroom extended semi-detached property located in a quiet and sought after location within a select and desirable development in Tytherington, close to excellent Primary and Secondary schools and local shops. This delightful home features a modern kitchen, generous family room, double glazing and a "Worcester" gas fired central heating boiler. In brief the property comprises; entrance porch, living room, modern fitted kitchen, and spacious family room with French doors to the rear garden. The first floor offers three bedrooms and a family bathroom fitted with a white suite and shower over the bath. Externally, the house is set back behind a lawned garden with a driveway to the side providing ample off road parking. To the rear is a private garden laid mainly to lawn. Fenced and enclosed with mature shrubs to the borders. Viewing is highly recommended.

£300,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Conveniently situated in the Tytherington area, which offers a number of local amenities, including good primary and secondary schools, with the centre of Macclesfield just a short drive away. 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 are many independent and state primary schools and secondary schools and easy access to the town. 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 in a Northerly direction along the Silk Road, turn left at the first roundabout into Brocklehurst Way and then turn right onto Rugby Drive and continue to the end, turning right onto Tytherington Drive. Follow the road round where the property will be found on the right hand side.

Entrance Vestibule

Accessed via a composite front door. Inset mat.

Living Room

16'0" x 11'10"

The living room features a double glazed bow window to the front aspect. Two radiators. Stairs to first floor landing.

Breakfast Kitchen

14'7" x 8'0"

Fitted with a comprehensive range of handleless base units with work surfaces over and wall mounted cupboards. Four ring electric hob with stainless steel extractor hood over and oven below. "Franke" stainless steel sink with mixer tap and drainer. Space for a washing machine and upright fridge freezer. Understairs storage cupboard. Laminate floor. Recessed ceiling spotlights. Radiator. Double glazed window to the rear aspect. Open plan to the family area.

Family Room

12'0" x 11'7"

Spacious family area with ample space for a sofa, dining table and chairs. Double glazed windows and French doors to the rear aspect. Laminate floor. Composite door to the side. Radiator.

Stairs To First Floor Landing

Double glazed window to the side aspect.

Bedroom One

14'3" x 8'6"

Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Two

10'0" x 8'6"

Double bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Three

7'0" x 6'0"

Single bedroom with double glazed window to the front aspect. Radiator.

Bathroom

Fitted with a white suite comprising; panelled L-shape bath with shower unit over and side shower screen, push button low level WC and vanity wash hand basin with mixer tap. Double glazed frosted glass window to the rear aspect. Tiled walls. Chrome ladder style radiator.

Outside

Driveway

The property is set back behind a lawned garden. A driveway to the side provides off road parking and leads down the side of the property.

Garden

To the rear is a private garden laid mainly to lawn. Fenced and enclosed with mature shrubs to the borders

Tenure

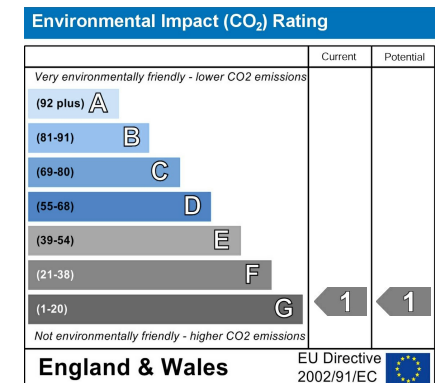
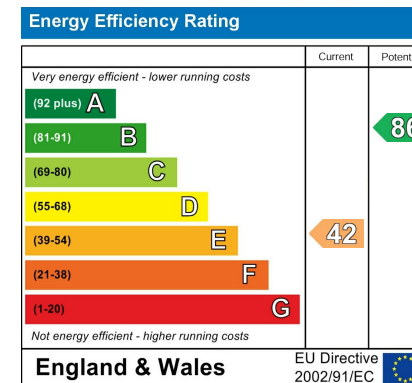
The vendor has advised that the property is Freehold.

We also believe the property to be council tax band D.

We would advise any prospective buyer to confirm these details with their legal representative.

Anti Money Laundering - Note

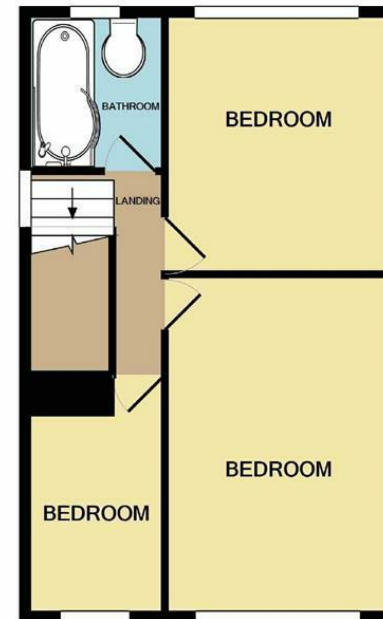
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2021



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,
Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

01625 434000

macclesfield@jordanfishwick.co.uk
www.jordanfishwick.co.uk

