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26 Tytherington Drive, Tytherington, Macclesfield, Cheshire, SK10 2HJ

This well presented three double bedroom bay fronted semi detached family home is ideally situated in a highly sought after location in Tytherington. Within close proximity to popular schools including Marlborough, Beech Hall, and Tytherington High School, as well as being within easy walking distance of local shops and the golf and leisure facilities at the Tytherington Club. The property offers versatile accommodation suited to a wide range of buyers and benefits from gas central heating via a Worcester boiler along with double glazing throughout. In brief, the ground floor comprises; vestibule, entrance hallway, bay fronted living room, dining room with direct access to the rear garden, kitchen, utility room and a downstairs shower room. To the first floor are three well proportioned double bedrooms and a family bathroom. Stairs leading to a versatile loft room on the upper level. Externally, the property is set back behind a driveway providing off road parking, leading to an attached garage along with a lawned front garden bordered by hedging and established shrubs. To the rear, the generous Southerly facing garden includes a spacious patio area, ideal for entertaining or relaxing and overlooks a well maintained lawn with mature shrubs and hedged boundaries.

£415,000

Viewing arrangements
Viewing strictly by appointment through the agent
01625 434000

Location
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 is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and information from the Macclesfield community. There are many independent and state primary and secondary schools. 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 Beech Lane, turn right at the traffic lights with the junction of Brocklehurst Way and then immediately left into Tytherington Drive. Follow the road around and the property will be found on the right hand side just before Marlborough Primary School.

Vestibule
Inset mat.

Entrance Hallway
Stairs to the first floor. Radiator.

Bay Fronted Living Room
13'5 x 10'8
Well presented reception room with double glazed bay window to the front aspect. Radiator.

Dining Room
14'6 x 10'8
Bright and airy dining room with double glazed window and door to the rear aspect. Radiator.

Kitchen
10'8 x 9'2
Fitted with a range of shaker style base units with work surfaces over and matching wall mounted cupboards. Stainless steel one and a quarter bowl Franke sink unit with mixer tap and drainer. AEG induction hob with extractor hood over. Built in AEG oven and AEG microwave oven. Integrated fridge/freezer and dishwasher all with matching cupboard fronts. Double glazed window to the rear aspect. Recessed ceiling spotlights. Contemporary radiator. Door to the garden.

Utility Room
8'3 x 8'0
Space for a washing machine and tumble dryer above. Stainless steel sink unit with mixer tap and drainer. Built in storage cupboard. Recessed ceiling spotlights. Double glazed window to the side aspect. Radiator.

Downstairs Shower Room
Fitted with a shower cubicle, push button low level WC and wash hand basin. Tiled floor and part tiled walls. Chrome ladder style radiator. Double glazed window to the side aspect.

Stairs To The First Floor
Double glazed window to the side aspect. Recessed ceiling spotlights.

Bedroom One
12'2 x 10'5
Double bedroom with double glazed bay window to the front aspect. Radiator.

Bedroom Two
10'7 x 9'4
Double bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Three
12'4 x 10'0
Double bedroom with double glazed window to the front aspect. Radiator.

Bathroom
Fitted with a white suite comprising; panelled bath with shower over and screen to the side, push button low level WC with concealed cistern and vanity wash hand basin. Part tiled walls. Double glazed window to the rear and side aspect. Radiator.

Stairs To The Loft Room

Loft Room
12'7" x 12'0" restricted head height
Versatile room with two skylight windows. Storage into the eaves. Radiator.

Outside

Driveway
The property is set back behind a driveway providing off road parking, leading to an attached garage along with a lawned front garden bordered by hedging and established shrubs. Courtesy gate to the side provides access to the garden.

Attached Garage
14'0 x 8'8
Up and over door. Power and lighting.

Southerly Facing Garden
To the rear is a Southerly facing garden which includes a spacious patio area, ideal for entertaining or relaxing and overlooks a well maintained lawn with mature shrubs and hedged boundaries.

Tenure
The vendor has advised us that the property is Freehold and that the council tax is band D.
We would advise any prospective buyer to confirm these details with their legal representative.

Anti Money Laundering - Note
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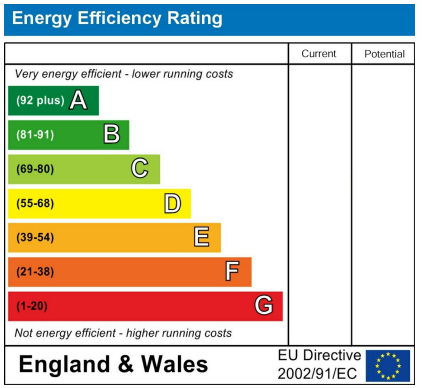
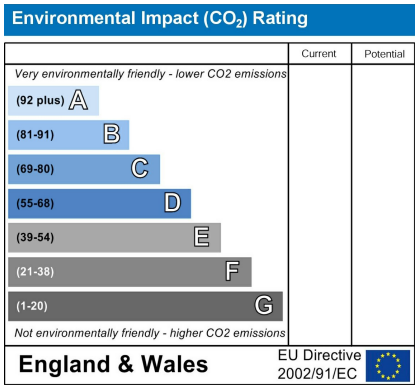


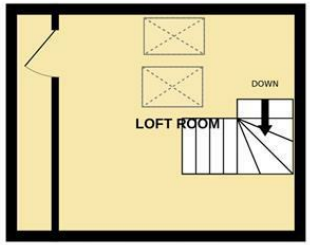


Email: macclesfield@jordanfishwick.co.uk

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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