



# 126 Tytherington Drive, Macclesfield, SK10 2JG

**\*\*EXPERTLY EXTENDED & REFURBISHED SEMI DETACHED FAMILY HOME\*\*** A four bedroom semi-detached property located on a quiet cul-de-sac in a 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 an AIRSOURCE HEAT PUMP that provides hot water and heating, enabling a low carbon footprint, a modern open plan kitchen/dining/living area to the rear with bi-folding doors opening to the rear aspect, living room and utility cupboard. To the first floor, there are four bedrooms (master with en-suite) and stylish bathroom. Externally, the house is set back behind a driveway providing ample off road parking and leads to the integral garage. The Westerly facing rear garden is fenced and enclosed and has been skilfully landscaped with a porcelain tiled patio ideal for "Al Fresco" dining and entertaining both family and friends. Raised flower beds offer space for an array of attractive plants. There is also a versatile Booths Garden Studio which could be used as a home office or gym.

## £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 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.

#### **GROUND FLOOR**

##### **Entrance Porch**

Accessed via composite front door. uPVC double glazed window to side aspect. Tiled flooring.

##### **Hallway**

With stairs to first floor landing. Radiator. Laminate flooring.

#### **Living Room**

16'1 x 11'4

uPVC double glazed window to front aspect. Feature living flame gas fire with stone surround. TV point. Two radiators.

#### **Kitchen/Dining/Family**

21'8 x 16'7

Fitted with a range of base units with work surfaces over incorporating a stainless steel underhung sink unit with mixer tap. Separate island unit/breakfast bar with inset five ring induction hob and space for bar stool. Two NEFF ovens. Integrated fridge, freezer and dishwasher with matching cupboard fronts. Velux skylight. Two aluminium double glazed bi-folding doors opening to rear patio area. Feature log burning stove. Space for dining table and chairs. Marble effect tiled flooring. Inset spotlights. Useful understairs storage cupboard. TV point.

#### **Utility Cupboard**

With space and plumbing for washing machine. The vendor has also advised that there is plumbing to install a downstairs WC. Inset spotlights

#### **FIRST FLOOR**

##### **Landing**

##### **Master Bedroom**

20'8 x 7'1

With space for double bed and wardrobes. uPVC double glazed French doors to the rear aspect with Juliette balcony. Radiator. Loft access.

### En-Suite

Fitted with a separate shower cubicle, push button level WC and vanity wash basin with mixer tap. Velux skylight. Chrome ladder style towel radiator. Inset spotlights.

### Bedroom Two

14'2 x 8'3

Good size bedroom with space for double bed and wardrobes. uPVC double glazed window to front aspect. Radiator. TV point.

### Bedroom Three

10'0 x 8'3

Excellent size third bedroom with uPVC double glazed window to rear aspect. Radiator. Laminate flooring.

### Bedroom Four

7'6 x 7'6

Currently used as an office with uPVC double glazed window to front aspect. Useful over stairs storage cupboard. Laminate flooring. Loft access. Radiator.

### Stylish Family Bathroom

Stylish fitted suite comprising; panelled bath with shower over, vanity sink unit with mixer tap and push button low level WC with concealed cistern. Gold ladder style towel radiator. uPVC double glazed window to rear aspect. Laminate flooring.

### OUTSIDE

#### Driveway

To the front is a driveway providing ample off road parking and leads to the integrated garage.

#### Integral Garage

19'1 x 7'7

Oak garage door with a courtesy personnel door. Light and power. Radiator.

#### Westerly Facing Rear Garden

The Westerly facing rear garden is fenced and enclosed and has been skilfully landscaped with a porcelain tiled patio deal for "Al Fresco" dining and entertaining both family and friends. Raised flower beds offer space for an array of attractive plants.

#### Booths Garden Studio

Versatile room which could be used as a home office or gym space. Power. Laminate flooring.

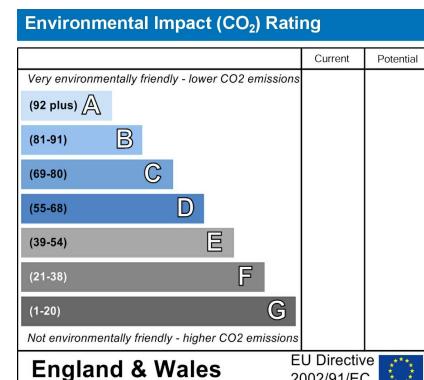
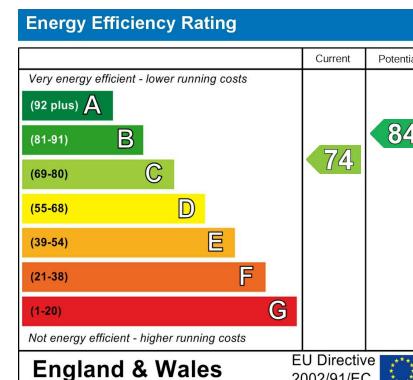
#### TENURE

The vendor has advised that the property is Freehold and that the council tax band is C.

We would advise any perspective buyer to confirm this with their legal representative.

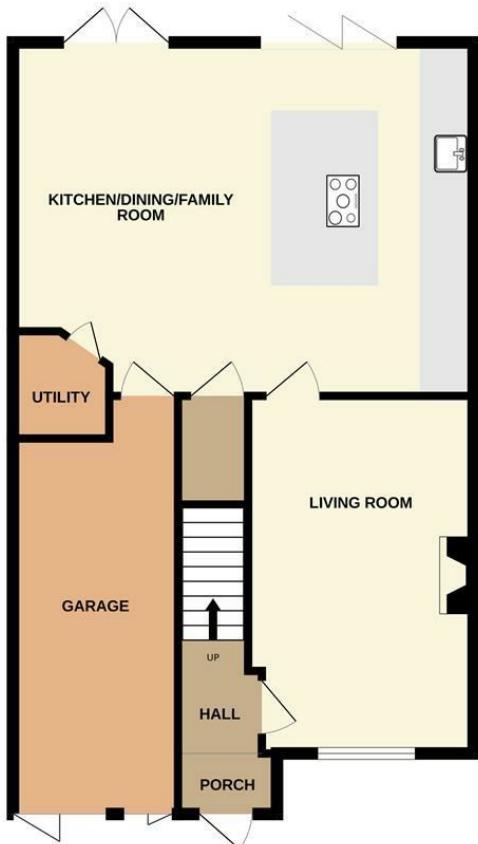
#### Anti Money Laundering - Note

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.  
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