

HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

8, Houghley Close,

Tytherington, Cheshire, SK10 2TN

A delightful three bedroom property presented to a very good standard, occupying a cul-de-sac location within a short distance of local amenities.

Guide Price £399,950

Constructed of brick with part rendered elevations, this delightful detached property offers the discerning purchaser a wonderful home, available for immediate occupation.

The accommodation briefly comprises on the ground floor an entrance vestibule, WC, 23 ft lounge/dining room opening through to a well appointed kitchen with built-in appliances. To the first floor the landing allows access to three good sized bedrooms and a bathroom/WC. A gas fired central heating system has been installed.

The property enjoys a delightful cul-de-sac location with an open aspect to the front. Ample hardstanding is provided for at least 3 cars and easy access to the garage. The gardens are laid mainly down to lawn with a large raised patio area.

Tytherington caters for most everyday needs, whilst more extensive facilities may be found in Prestbury, Macclesfield, Wilmslow and Alderley Edge, all within short driving distance. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

Directions:
From our Prestbury office proceed past St Peters Church bearing right at the railway bridge into Prestbury Lane. Prestbury Lane in turn leads into Heybridge Lane and continue to the T-junction with Manchester Road. Turn right towards Macclesfield turning right at the roundabout into Dorchester Way. Continue past the Tytherington Golf and Country Club for approximately half a mile turning right into Melford Drive. After a short distance turn right into Houghley Close where the property can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE
With radiator.

WC
Low level WC, wash hand basin.

LOUNGE/DINING ROOM 23'3 x 11'8 (narrowing down to 6'7)
With two radiators, feature wall mounted fireplace, stairs to first floor, understairs cupboard, opening through to:

KITCHEN 8'7 x 8'
With Shaker style units including base and wall cupboards , worktops, stainless steel sink unit, four ring gas hob with extractor hood, oven/grill, dishwasher, fridge and freezer, washing machine, part tiled walls, access to garden.

FIRST FLOOR

LANDING
With access to roof space, linen cupboard with gas boiler.

BEDROOM ONE 11'10 x 8'8
With radiator.

BEDROOM TWO 11'4 x 8'8
With radiator.

BEDROOM THREE 7'9 x 6'3
With radiator.

BATHROOM/WC
With panelled bath with overhead shower, pedestal wash hand basin, low level WC, radiator/towel rail, tiled walls, tiled floor.

GARDENS
As previously mentioned.

GARAGE
With up and over door, additional hardstanding to the side.

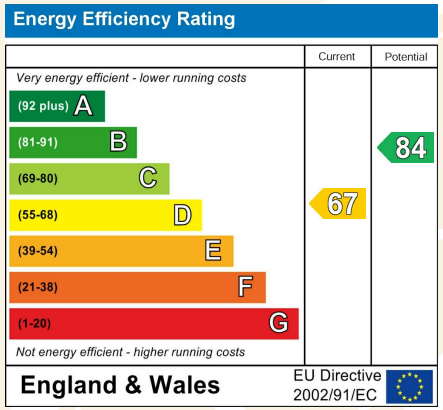
TENURE
Freehold. Interested purchasers should seek clarification of this with their solicitor.

VIEWINGS
Strictly by appointment through the Agents.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
BAND D





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THE DISPUTE SERVICE

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National Association of Estate Agents

The Property Ombudsman

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