



Tytherington Park Road, Tytherington, SK10 2EL.
£410,000

Whittaker & Biggs Est. 1930

23 Tytherington Park Road

This beautifully presented four bedroom link detached home is located in one of the most sought after areas in Tytherington and enjoys the most splendid aspect to the front onto the central tree-lined green - simply stunning! The property is set well back from the road behind a deep lawn/driveway and there is a useful covered area to the side of the front door. In brief the accommodation, which has double glazing and is warmed by a gas combination boiler system comprises; entrance hall, wc, living room with log burner, a huge 24ft open plan dining kitchen (which, as well as the dining table could easily also accommodate another sofa), utility and good remaining portion of the garage, which provides excellent storage. To the first floor there are four bedrooms and a pristine re-fitted bathroom. The rear garden is the perfect size for most families and has a nice flat lawn and decked area. The plot to the side is a good width; providing plenty of space for a shed and being gated to the front for security. A prompt viewing of the stunning family home is suggested, especially for those buyers for whom quality of location is of paramount importance. Close to Marlborough Primary School and Tytherington High School.



ACCOMMODATION

Entrance Hall

Coat hanging area with shelf over. Laminate floor. Double glazed door and window.

W.C

Corner sink unit. Radiator. W.C. Double glazed window.

Living Room 14' 1" x 13' 1" (4.29m x 3.98m)

Large double glazed window to front. Double doors to dining area. Laminate floor. Wood burning stove set upon stone hearth with wooden lintel over. T.V point. Radiator.

Open Plan Dining and Kitchen Area 23' 11" x 9' 10" (7.29m x 3.0m)

Fully opening five-panel folding double glazed doors. Laminate floor. Radiator. Feature radiator. The kitchen area has a range of fitted kitchen units to base and eye level with underlighting. Integrated dish washer. Integrated microwave, electric oven and induction hob with extractor over. Stainless steel sink unit with mixer tap providing instant boiling water.

Utility Room 9' 1" x 7' 2" (2.77m x 2.19m)

Fitted kitchen units to base and eye level. Circular stainless steel sink with mixer tap. Under stairs storage area. Laminate floor. Plumbing for washing machine.

Storage (formally garage) 11' 9" x 9' 5" into recess (3.57m x 2.88m)

Up and over door. Light. Sime gas fired central heating boiler. Water tap.

Landing

Radiator. Double glazed window to side. Loft hatch with pull down ladder, loft has lighting and is part boarded

Bedroom One 16' 1" x 15' 11" max into recess (4.89m x 4.84m)

Double glazed window to front. Radiator. Recess for wardrobes. Aspect. Feature wooden wall paneling.

Bedroom Two 10' 2" x 9' 5" (3.1m x 2.86m)

Double glazed window to front. Radiator.

Bedroom Three 10' 2" x 8' 10" max into doorway and wardrobe (3.11m x 2.69m max)

Double glazed window to rear. Radiator. Built in wardrobes.

Bedroom Four 8' 6" x 6' 10" (2.59m x 2.09m)

Double glazed window to rear. Radiator. Built in wardrobes.

Bathroom

White suite comprising panelled bath with mixer shower over with twin shower heads. Pedestal wash basin and push button W.C. Part tiles walls. Tiled floor. Shelved storage cupboard. Feature radiator.

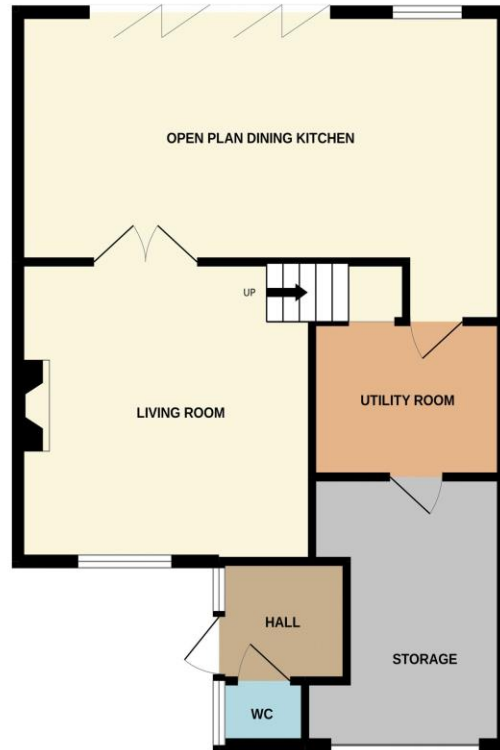
Outside

Rear garden with large decked area, flat lawn and having fenced/hedged boundaries and an outside water tap. Side paved patio area with good-sized shed and being gated to the front. To the front is a block-paved driveway and handy covered area. There is a further lawn and hedging to front. Courtesy light.

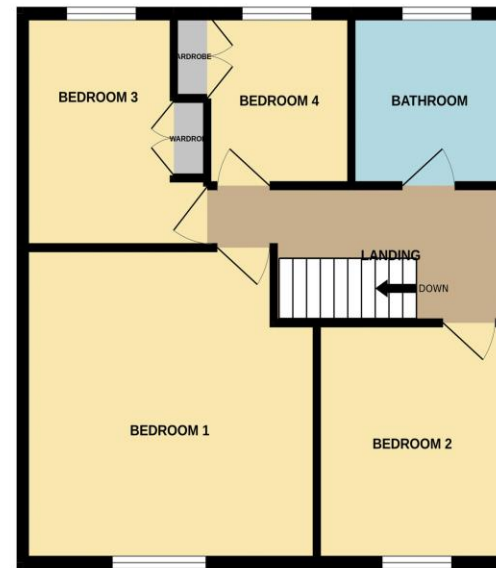
EPC Rating: D



GROUND FLOOR



FIRST FLOOR



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Directions

From this office turn left opposite the train station. At the traffic lights under the railway bridge turn left onto the Silk Road. At the Tesco roundabout take the first exit onto Hibel Road. At the traffic lights turn right onto Beech Lane. Proceed towards Tytherington and take the turning on the right into Badger Road. Proceed towards the end of Badger Road and take the road on the left onto Tytherington Park Road where the property can be found on the right hand side of the green.

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