



Walton Heath Drive, Tytherington, SK10 2QN.
£485,000

Whittaker & Biggs Est. 1930

9 Walton Heath Drive, Tytherington

A very fine looking, Cheshire brick detached family home with the benefit of a good sized conservatory extension to the rear and a stunning galleried landing. The property is located on the extremely popular Tytherington Links and is offered for sale with no onward chain. In brief the well-presented accommodation comprises; entrance hall, ground floor wc, living room, dining room, conservatory, fitted kitchen with space for a breakfast table and a utility room. The first floor accommodation is well-proportioned and is arranged around the large galleried landing. There are four bedrooms (the principle bedroom having an en-suite shower room and fitted wardrobes) and the bathroom has an attractive white suite. Outside, to the rear, there is an enclosed garden having a good sized patio and a lawn. There is a deep front lawn and double width block paved driveway leading to the garage. The location allows for easy access to the Tytherington leisure club and golf course and is handy for popular local schools. Viewing highly recommended.



ACCOMMODATION

Entrance Hall

Double glazed front door, under stairs storage cupboard, laminate floor, radiator.

Ground Floor WC

Double glazed window, low level wc, sink unit, laminate floor, radiator.

Living Room 13' 11" x 11' 1" (4.24m x 3.39m)

Double glazed window, living flame effect gas fire with light stone surround and hearth, tv point, radiator, arch through to Dining Room.

Dining Room 10' 8" x 9' 7" (3.25m x 2.93m)

Double glazed double doors to conservatory, radiator.

Conservatory 13' 11" x 10' 9" (4.25m x 3.28m)

Double glazed units and double doors to patio, tiled floor, radiator.

Breakfast Kitchen 11' 4" x 10' 7" (3.46m x 3.23m)

Double glazed window, fitted kitchen units to base and eye level, tiled splash backs, integral gas hob with stainless steel extractor fan over, integral electric oven and grill, 11/4 stainless steel sink unit with mixer tap, integral dish washer, integral fridge, radiator, Tv point.

Utility Room 8' 3" x 5' 10" (2.52m x 1.77m)

Double glazed door to the rear, double glazed window to the side, plumbing for washing machine, space for dryer, integral freezer, stainless steel sink unit with mixer tap, tiled splash backs, radiator, built in storage cupboard with shelving.

Galleried Landing 12' 4" x 9' 5" (3.75m x 2.86m)

Double glazed window to the front, built in cupboard with hanging space, loft access, radiator.

Bedroom One 12' 3" x 11' 7" into wardrobes (3.73m x 3.54m)

Double glazed window to the rear, built in wardrobes, radiator.

En-suite

Double glazed window to the side elevation, push button wc, shower enclosure, pedestal wash basin, electric shaver point, towel radiator, tiled walls and floor.

Bedroom Two 13' 9" into wardrobes x 8' 4" (4.19m x 2.55m)

Double glazed window to the rear, built in wardrobes, radiator.

Bedroom Three 11' 1" reducing to 9'7" x 8' 4" (3.39m reducing to 2.93m x 2.53m)

Double glazed window to the front elevation, laminate floor, radiator.

Bedroom Four 7' 8" x 7' 1" (2.34m x 2.17m)

Double glazed window to the rear, radiator.

Bathroom 8' 1" x 6' 4" (2.46m x 1.93m)

Double glazed window to the front elevation, panel bath with mixer shower over, vanity sink unit, wc, electric shaver point, part tiled walls, tiled floor, radiator.

Garage 16' 10" x 8' 2" (5.14m x 2.50m)

Up and over garage door, courtesy door to the side elevation with double glazed window, Worcester combination boiler, water tap, light and power.

Outside

To the rear of the property is a patio area with brick walling and steps to the lawn with well-stocked herbaceous borders. The garden is fenced with gated access to the side. To the front of the property is a block paved driveway and lawned area.

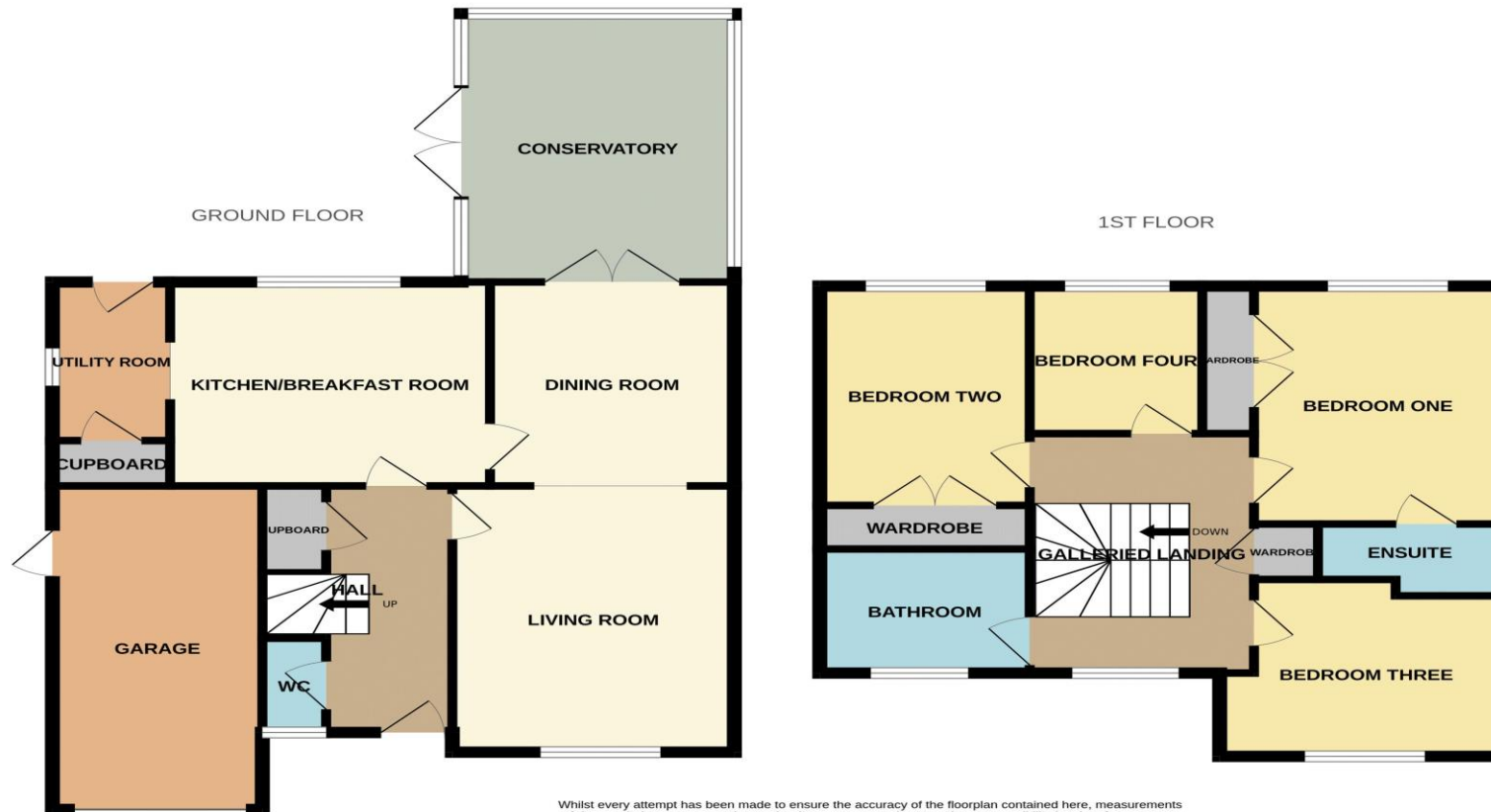
Note:

Council Tax Band: F

EPC Rating: D

Tenure: Freehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Head out of town along Beech Lane towards Tytherington and take the turning on the left into Dorchester Way. Follow the road round for approximately half a mile and Walton Heath Drive can be found on the left.

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2 - 4 Church Street Macclesfield Cheshire SK11 6LB

T: 01625 430044

E: macclesfield@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

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