



Tytherington Park Road, Tytherington, Macclesfield, SK10 2EL.
£449,950

Whittaker Est. 1930
& Biggs

8 Tytherington Park Road, Tytherington

This spacious three double bedroom family home is located in this very popular area of Tytherington being close to local schools and shops. The property, which is being listed for sale for the first time in over 50 years, sits on a very pleasant garden plot, offering a good degree of privacy and having well-established gardens to the front and rear. The property offers great potential for development and/or conversion of existing accommodation. For example; there is a huge 18ft x 14ft integral garage, which could be converted into another large room/rooms (subject to building regs.). The existing family bathroom is a good size and has space to install a loo in addition to the current separate toilet or, this whole area could be knocked through into one huge bathroom/w.c. There is also potential to use the space, where the current separate W.C is situated, towards the creation of an en-suite for Bedroom Two. Finally, given the great size of the principal bedroom, it may be possible to divide it into two rooms or install an en-suite (all subject to building regs.). In brief, the light and bright accommodation comprises; entrance porch, hallway, large living room with adjoining dining room and a spacious breakfast kitchen. Access into the integral garage is provided from the hallway. At first floor level, the landing space provides access into the three generous double bedrooms and the bathroom. The gardens surrounding the house are afforded a good deal of privacy and are beautifully stocked with a variety of mature shrubbery and trees. The front garden, given its depth and secluded nature, is a delightful space, which has been as well-used as the rear garden by our client. A viewing is highly recommended to fully appreciate this great family home and the potential it offers.



ACCOMMODATION

Entrance Porch

Tiled floor. Glazed doors and window.

Entrance Hall 14' 5" x 6' 6" (4.4m x 1.97m)

Double glazed composite front door. Radiator. Under stairs storage cupboard. Double glazed window.

Living Room 20' 3" x 11' 11" (6.16m x 3.63m)

Double glazed window to rear. Radiator. Living flame gas fire with marble hearth and surround. T.V point. Arch to dining room. Parquet style floor border.

Dining Room 11' 11" x 10' 11" (3.62m x 3.32m)

Parquet style floor. Double glazed window to rear. Radiator.

Kitchen 14' 5" x 9' 10" (4.39m x 3.0m)

Fitted kitchen units to base and eye level. Tiled splash backs. Stainless steel sink unit with mixer tap. Gas cooker point. Plumbing for washing machine. Double glazed window to front and side. Double glazed door to side. Gas central heating boiler.

Landing 11' 1" x 6' 7" (3.37m x 2.0m)

Double glazed window to front. Radiator.

Bedroom One 17' 6" x 11' 11" (5.33m x 3.62m)

A huge room with potential to be split into two (subject to building regs.) Double glazed window to rear. Radiator.

Bedroom Two 13' 8" x 11' 10" (4.17m x 3.61m)

Double glazed window to rear. Built-in shelved cupboard.

Bedroom Three 14' 2" x 11' 3" (4.32m x 3.43m)

Double glazed window to front. Eaves storage. Radiator.

Bathroom 9' 10" x 6' 7" (3m x 2m)

Double glazed window to front. Cast iron panel bath. Pedestal wash basin. Radiator. Part tiled walls. (Space/potential for installing a toilet.)

Separate W.C

Double glazed window to side. Part tiled walls. Loft hatch. (Potential to create an en-suite for bedroom Two subject to building regs.)

Garage 18' 3" x 14' 3" (5.55m x 4.34m)

A very large garage with potential for conversion/part conversion – (subject to building regs.) Folding doors to front. Window to side. Light.

Outside

The rear lawn is very private having tall hedging and mature shrubbery around. There is a small pond and side access through to the front. To the front is a large, secluded lawn area with well-stocked borders and hedging. There is also a further side lawn to the right of the tarmac driveway, which leads to the garage.

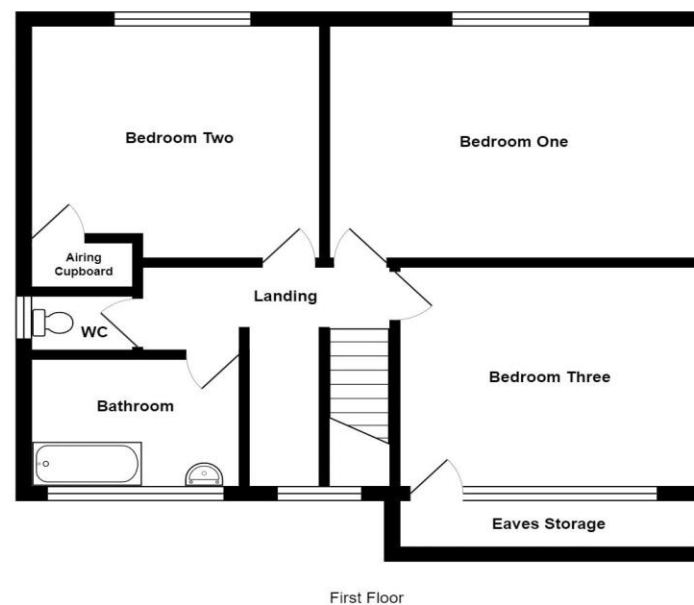
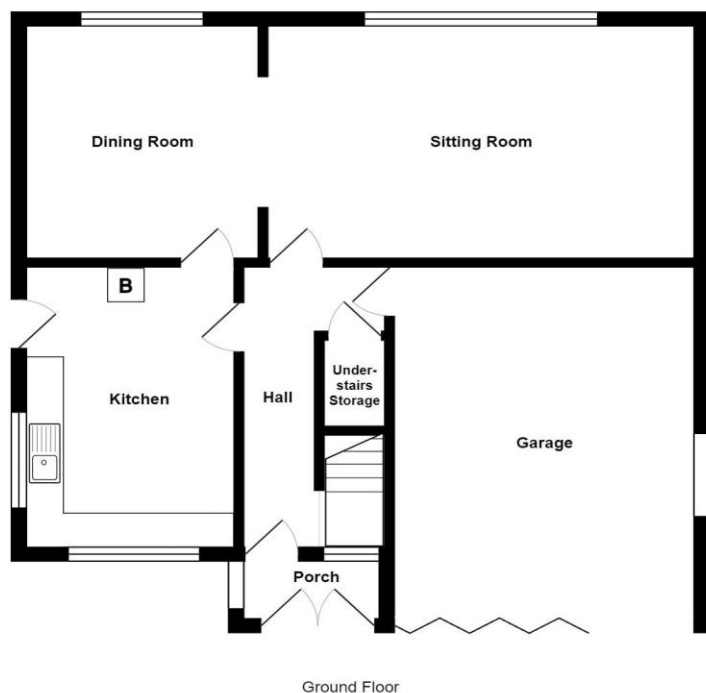
Note:

Council Tax Band: E

EPC Rating: E

Tenure: Believed to be 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.

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 large 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. Take the road on the left onto Tytherington Park Road where the property can be found on the right.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

2 - 4 Church Street Macclesfield Cheshire SK11 6LB

T: 01625 430044

E: macclesfield@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**