



Badger Road, Tytherington, Macclesfield, SK10 2EP.  
£780,000

Whittaker & Biggs Est. 1930

## 22 Badger Road, Tytherington

The sale of 22 Badger Road represents a very rare opportunity to purchase such a spacious and skillfully extended property with the added benefit of a large, private rear garden. To the front is a further deep garden and a long driveway, which provides ample parking space for several cars and leads to a larger than average garage. The property is situated on a mature and highly sought-after road, within striking distance of the local shopping facilities and close to several popular schools. The spacious accommodation, which has been significantly enhanced by a full-width single-storey extension and a two-storey extension to the side, briefly comprises; entrance hallway with cloaks cupboard, huge open plan living room/garden room opening through to the large dining room, study/playroom and a very generously proportioned dining kitchen with re-fitted units and integral appliances. There is also a utility room and a ground floor WC. At first floor level, a light and airy galleried landing provides access into the five well-proportioned bedrooms and into the pristine, re-fitted family bathroom. The large, principal bedroom benefits from a dressing area, fitted wardrobes and a modern en-suite shower room. As previously mentioned, there is a 21ft integral garage, which is access from the utility. There is also a handy, attached brick-built garden store located to the side of the property. The substantial rear garden adjoins the playing fields of Tytherington secondary school and is, therefore, not overlooked by neighbouring properties to the rear. Given the extensive and very-well presented accommodation on offer, the splendid plot and the prime location, we anticipate a great deal of interest in this stunning family home and a prompt viewing is, therefore, highly recommended.



## ACCOMMODATION

### Porch

Recessed open porch with canopy roof.

### Entrance Hall 12' 9" x 7' 5" (3.89m x 2.27m)

Double glazed composite front door, under stairs storage cupboard, radiator, cloaks cupboard with sliding door.

### Living Room 20' 10" x 12' 10" (6.36m x 3.90m)

Double glazed window to the front elevation, living flame effect electric fire with polished stone hearth and sides, built in bookcase/storage cupboard, three radiators, archways through to garden room and dining room.

### Garden Room 13' 1" x 9' 7" (4.00m x 2.92m)

Double glazed patio doors and double glazed windows, radiator.

### Dining Room 21' 9" x 11' 0" (6.63m x 3.35m)

Double glazed window to the rear elevation, radiator.

### Study/Playroom 11' 10" x 9' 11" (3.6m x 3.01m)

Double glazed sliding patio doors to the rear, radiator.

### Open Plan Dining Kitchen 19' 6" x 19' 6" reducing to 13'8"(5.94m x 5.94m reducing to 4.19m)

Fitted kitchen units to base and eye level with matching island unit, tiled splash-backs, 1 1/4 stainless steel sink with mixer tap, integral dishwasher, integral Belling electric hob with contemporary style glass extractor over, integral Belling double electric oven, vertical radiator and further radiator, built-in storage cupboard, inset ceiling spot lights, three Velux windows, double glazed window and patio doors to rear.

### Utility Room 11' 9" x 4' 10" (3.58m x 1.47m)

Double glazed window to the side, double glazed composite door to the side, access to garage, fitted kitchen units to base and eye level, 1 1/4 stainless steel sink with mixer tap, plumbing for washing machine, tiled splash backs, radiator.

### Ground Floor WC 4' 10" x 4' 10" (1.48m x 1.48m)

Modern white suite, push button W.C, vanity sink unit, radiator, part tiled walls, double glazed window to the side elevation.

### Garage 20' 10" x 13' 11" maximum measurements (6.35m x 4.23m)

Folding doors to the front, double glazed windows to each side, inspection pit, light and power (part of the garage has been partitioned off to create the cloak room).

### Landing 14' 6" x 10' 3" (4.43m x 3.12m)

Galleried landing, double glazed window to the front elevation, cupboard housing Worcester combination boiler.

### Bedroom One 19' 1" reducing to 13'0" x 11' 1" (5.81m reducing to 3.98m x 3.39m)

Double glazed window to the rear, fitted wardrobes, vertical radiator, arch through to dressing area with further fitted wardrobes.

### En-suite 9' 7" x 6' 5" (2.91m x 1.96m)

Shower enclosure with mixer shower, vanity sink unit, push button WC, tiled floor and walls, under-floor heating, ladder towel radiator, electric shaver point, double glazed windows to rear and side.

### Bedroom Two 12' 9" x 9' 5" (3.89m x 2.87m)

Double glazed window to the front elevation, fitted wardrobe, radiator.

### Bedroom Three 13' 9" x 10' 10" into wardrobes (4.18m x 3.31m)

Double glazed window to the rear, fitted wardrobes with sliding doors, radiator.

### Bedroom Four 13' 10" x 9' 2" (4.22m x 2.79m)

Double glazed window to the front, fitted wardrobes, radiator.

### Bedroom Five 10' 7" x 9' 5" (3.22m x 2.86m)

Double glazed window to the side, radiator.

### Bathroom 10' 11" x 8' 4" maximum (3.32m x 2.54m)

Modern white suite comprising of a panelled bath, separate shower enclosure with mixer shower, vanity sink unit, push button WC., ladder towel radiator, under-floor heating, electric shaver point, tiled floor and walls, double glazed window.

### Outside

To the rear of the property is a full-width Indian Stone patio and an expansive lawn with herbaceous borders. There is also a good-sized shed and a raised beds with stone walling. The garden has fenced perimeters, an outside power socket and lighting. To the front of the house is a deep lawn to either side of the driveway. The driveway an attractive resin stone finish with block edging. There is gated access to the side and a brick-built attached store with light, power and a double glazed window.

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.

### 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 after passing the high school. The property can be found on the right.

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