

9 Rowanside

Macclesfield, Cheshire, SK10 4BE



mosley jarman



9 Rowanside, Prestbury, Macclesfield, Cheshire, SK10 4BE

£700,000

A spacious four double bedroom two bathroom (one en-suite) detached home built of attractive 'Cheshire Brick' elevations. The house is requiring internal cosmetic updating and there is excellent future potential to extend the existing accommodation subject to obtaining the relevant consent.

The accommodation includes an entrance hall (with understairs cupboard), downstairs w.c, a large living room (with bay window), dining room (with bay window), study/office, conservatory, kitchen, utility room (with recessed boiler room), landing (recessed airing cupboard), main bedroom with en-suite shower room, three further double bedrooms and a main bathroom.

Double glazed, gas fired central heating and alarmed. No chain.



- A spacious detached home built of attractive 'Cheshire Brick' elevations
- Two large receptions rooms, study/office and a conservatory
- Integral double garage and established private gardens
- EPC rating – E
- Tenure – Leasehold
- Four double bedrooms and two bathrooms (one en-suite)
- Quiet, cul-de-sac location off Castle Hill
- Requiring updating and with future potential to extend subject to consent
- Council Tax Band – G



The Grounds & Gardens

There is a driveway to the front which provides off road parking and leads to an integral double garage (with electric door). There are beautiful established private gardens to the front and rear.

The Location

Situated in a small quiet cul-de-sac location off Castle Hill within walking distance of Prestbury Village, train station and Prestbury Golf Course as well as being within a short drive of Wilmslow and Alderley Edge.

Important Information

Heating: Gas Fired Central Heating

Mains: Gas, Electric and Water

Flood Risk*: Very low risk of flooding from rivers & seas. Low risk of surface water flooding. Other flood risks unlikely.

Broadband**: SuperFast Fibre Broadband available at the property. (FTTC/Fibre To The Cabinet).

Mobile Coverage**: Mobile coverage with all main providers (EE, Three, O2, Vodafone).

Parking: Driveway and integral double garage.

Tenure: Leasehold. £25 per annum ground rent.

There is a covenant to say that no caravan, boat or other unsightly object can be situated at the property without the permission of the Freeholder.

* Information provided by GOV.UK

**Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **SK10 4BE**

What 3 Words: **rope.noble.treat**

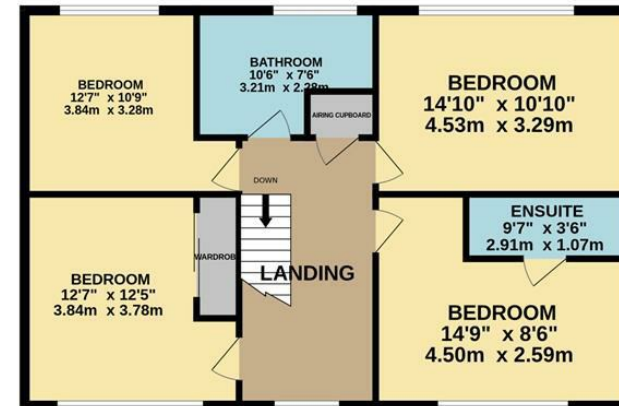
Council Tax Band: **G**

EPC Rating: **E**

Tenure: **Leasehold**

GROUND FLOOR
1479 sq.ft. (137.4 sq.m.) approx.

1ST FLOOR
823 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 2302 sq.ft. (213.9 sq.m.) approx.

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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44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: wilmslow@mosleyjarman.co.uk

T: 01625 444899
www.mosleyjarman.co.uk

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