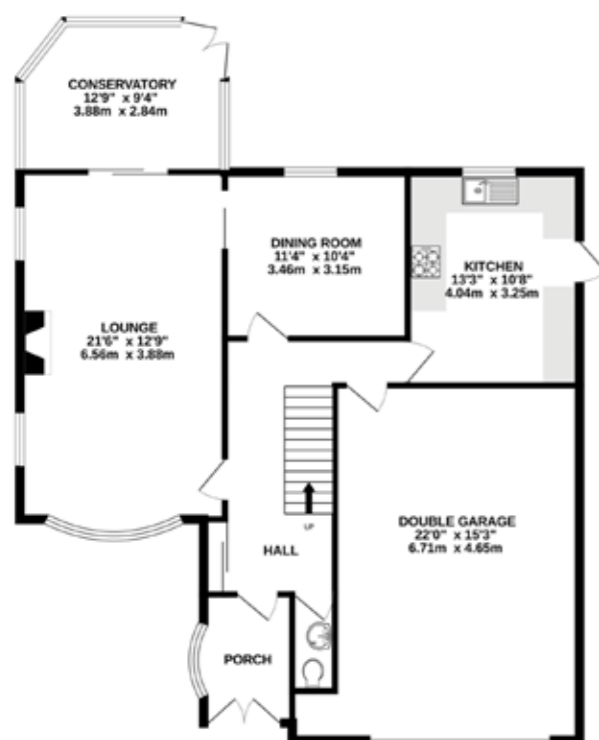


1 MAGNOLIA RISE
 Prestbury
£765,000

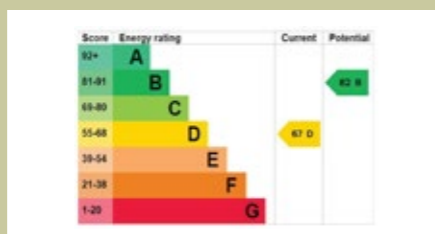
GROUND FLOOR
 1172 sq.ft. (108.9 sq.m.) approx.



1ST FLOOR
 748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 1920 sq.ft. (178.3 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2024



NOTICE
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Prestbury
 Spindles, The Village, PRESTBURY SK10 4DG
 01625 827467 prestbury@gascoignealman.co.uk

gascoignealman.co.uk



GASCOIGNE HALMAN

A substantial four bedroom detached family home, located on a corner plot and elevated to enjoy stunning views over the Macclesfield hills. Offered with No Chain.

- NO ONWARD CHAIN
- WELL-ESTABLISHED GARDENS
- HIGHLY SOUGHT-AFTER LOCATION

- FOUR DOUBLE BEDROOMS
- STUNNING VIEWS OVER THE MACCLESFIELD HILLS
- IMMACULATELY PRESENTED

£765,000

1 MAGNOLIA RISE

Prestbury



DESCRIPTION

Located within walking distance of Prestbury village, this superb family home offers four fantastic size bedrooms, mixed with bright and spacious living spaces. The accommodation comprises of a welcoming enclosed porch with plenty of storage space to offer, leading through to a reception hall with stairs to first floor, downstairs WC and a cloakroom. There is a large, bright lounge spaces with patio doors through to the conservatory and sliding doors to the dining room space. The breakfast kitchen completes the ground floor with built in and fitted appliances, along with a side door for access to outside.

To the first floor the landing allows access to four double bedrooms all with fitted wardrobe space and two with stunning views over the Macclesfield Hillside. One large main, modern bathroom with an en-suite off the main bedroom. Externally, to the front, off road parking for two cars and an integral garage with excellent storage space as well as enough space for two cars with the benefit of the built washing machine and dryer unit at the back to create a utility space. The luxury of the corner plot allows extend garden space to the sides and rear having been beautifully landscaped. To the rear a stone flagged patio area as well as the grassed garden space.

LOCATION

The historic village of Prestbury is regarded as one of the most picturesque villages in Cheshire. Suitable for a broad demographic the village boasts excellent access to all the amenities of the general area; railway station, Local shops, Restaurants, Bars/Pubs, a highly regarded Primary School, Tennis club and a highly regarded Golf course to name a few.

DIRECTIONS

For SatNav purposes: SK10 4UX

TENURE

Freehold - Interested purchasers should seek clarification of this with their solicitor.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East - Council Tax Band G

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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GASCOIGNE HALMAN