



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

1, Southfield, Prestbury, Cheshire, SK10 4XF

A beautifully presented 4 bedroom detached bungalow with double garage within the heart of Prestbury Village, with planning permission to extend REF: 16/3574M.

Offers Over £799,950

Constructed of brick, this 4 bedroom detached bungalow offers the discerning purchaser the opportunity to acquire a well presented, renovated family home with large double garage.

The accommodation briefly comprises: Entrance hall, large bright living room with picture windows, kitchen/dining room, WC/utility room, inner hallway and 4 good sized bedrooms, one with en-suite and walk-in wardrobe, and a further family bathroom. A gas central heating system has been installed and the property is double glazed throughout.

Outside, to the rear, the property enjoys a delightfully landscaped west facing garden with a large flagged patio area for seating and outdoor dining, two areas of lawn surrounded by low dry kerridge stone walls, beds and borders with mature and specimen plants, shrubs and trees, hedges and fencing. There is rear access to the garage here. To the side of the property is a decked area with a greenhouse and two garden sheds. To the front, is a driveway with hard standing for motor vehicles and easy access to double garage and electric car charging point, lawn with central path flanked by lavender bushes, leading to front door.

The charming and historic village of Prestbury caters for most daily needs, whilst more extensive facilities may be found in Macclesfield, Wilmslow and Alderley Edge, all within short driving distance. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

DIRECTIONS:

From our Prestbury office proceed up Macclesfield Road, turning left after a short distance into Broadwalk. At the 'T' junction bear right and continue along into Willowmead Drive, bearing right into Southfield, where the property can be found on the left hand side.

ACCOMMODATION

ENTRANCE HALL 10'10 x 8'03 (overall)

With wooden floor, radiator.

LIVING ROOM 18'11 x 17'11 (overall)

Large, bright room with full height picture windows giving wonderful views to distant hills, wooden floor, feature fireplace with cast iron log burning stove and stone surround, radiator.

KITCHEN/DINING ROOM 26'01 x 11'01

Large fitted kitchen with range of base cupboards and drawers, wall cupboards and worktops, island unit with breakfast bar, integrated oven and grill, 4-ring induction hob and extractor, fridge and freezer, dishwasher, one and a half bowl sink and drainer unit, dining and sitting area, French doors to garden, radiator, tiled floor.

WC/UTILITY ROOM 6'02 x 4'09

With low level WC, wash hand basin, plumbing for washing machine, tiled floor, part tiled walls.

BEDROOM FOUR 9'08 x 9'01

With wooden floor, radiator.

INNER HALL 19'07 x 3'02

With wood floor, loft access.

BEDROOM ONE 12'06 x 14'01

With radiator, large walk-in wardrobe, leading to:

EN-SUITE 7'09 x 6'05

With walk-in shower, vanity wash hand basin with drawer below, freestanding bath, low level WC, heated towel rail, tiled floor, tiled walls, integrated TV and Bluetooth speaker.

BEDROOM TWO 10'11 x 9'07

With radiator.

BEDROOM THREE 13'01 x 11'08

With wooden floor, radiator.

BATHROOM 13'01 x 11'08

With low level WC, wash hand basin, panelled bath with overhead shower, heated towel rail, tiled floor, tiled walls.

OUTSIDE

Lovely landscaped gardens as previously mentioned.

GARAGE 19'11 x 16'02

With power and light, electric roller door.

Tenure

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

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

PRESTBURY OFFICE:

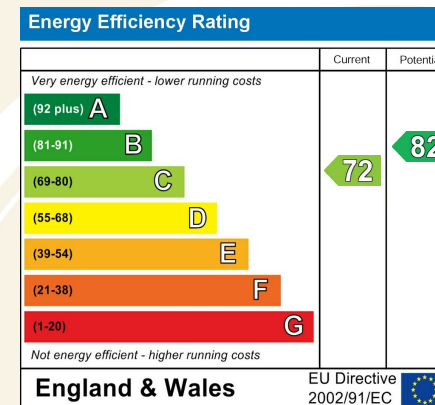
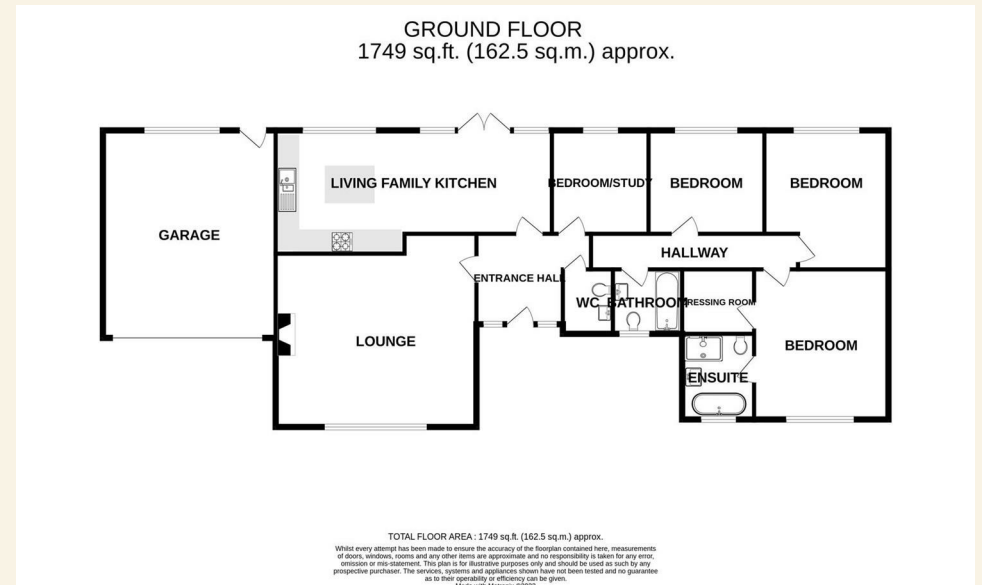
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**MISDESCRIPTIONS ACT 1967**

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