



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Oaklands, Greendale Lane, Mottram St Andrew, Cheshire, SK10 4AY

A substantial 5 bedroom detached property in need of modernisation or a prospective redevelopment plot depending on purchasers wishes and subject to planning permission.

Guide Price £1,200,000

This large 5 bedroom detached property in a desirable location in Mottram St Andrew offers the discerning purchaser the opportunity to acquire a well proportioned family home which can be renovated and modernised to suit their needs, or a potential development opportunity for a new home, subject to planning permission.

The accommodation briefly comprises, to the ground floor: Glazed porch, entrance hall, study/office, large living/dining area with Inglenook style fireplace, kitchen/diner with conservatory living area, utility room, bedroom with en-suite, an annexe room which could be used as a further bedroom/gym/games room, with en-suite. To the first floor, the landing allows access to three further good sized bedrooms, all with en-suites.

To the exterior, the property is approached through electric gates with a driveway leading up to an area for hard standing allowing parking for motor vehicles and access to the large double garage. The front garden has two flagged terraces leading up to the house, with areas for seating and outdoor dining. The rest of the garden is laid to lawn, with borders and beds with mature and specimen shrubs and trees, including fruit trees. To the rear there is a further lawn and two flagged patio areas for outdoor living.

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, InterCity rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

DIRECTIONS: From our Prestbury office bear right at the mini roundabout and continue towards Wilmslow for approximately one and a half miles, turning right into Greendale Lane. The property can be found immediately on the right hand side.

ACCOMMODATION

GROUND FLOOR

PORCH 9'05 8'04

Large glazed porch with tiled floor.

ENTRANCE HALL 34'2 x 13'03 (overall)

With wooden floor, two radiators, stairs to first floor, under stairs storage.

STUDY/OFFICE 11'11 x 10'10

With wooden floor, brick built fireplace, beamed/panelled walls and ceiling, radiator.

DINING ROOM 18'08 x 11'10

With tiled floor, French doors to garden, radiator, storage cupboard, decorative frieze and ceiling rose, large archway leading through to:

LIVING ROOM 24'09 x 20'10

Dual aspect with tiled floor, Inglenook style fireplace with log burner style gas stove, French doors to garden, two radiators, built in storage cupboards, decorative arches and alcoves, decorative frieze and ceiling rose.

BEDROOM ONE 12'10 x 9'11 (approx)

With wooden floor, built in wardrobes and dressing table, radiator, leading to:

EN-SUITE 7'06 x 6'06

With freestanding bath with central mixer tap and shower attachment, low level WC, wash hand basin, heated towel rail/radiator, built in storage cupboard, tiled floor and tiled walls.

KITCHEN DINER 33'10 x 11'10

With range of base cupboards and drawers, wall cupboards and worktops, tiled splash backs, two bowl composite sink and drainer unit, a range of integrated appliance including two fridges, two freezers, dishwasher, wine cooler, two electric ovens and grills, two gas hobs and two extractor units, radiator, conservatory area for relaxed seating.

UTILITY ROOM 9'05 x 5'0 (approx)

With range of base units and worktops, sink and drainer unit, built in full height storage cupboards, plumbing for washing machine.

ANNEXE/BEDROOM TWO/GYM/GAMES ROOM 21'11 x 14'10

With wooden floor, radiator, leading through to:

EN-SUITE 10'09 x 6'04

With Jacuzzi bath, low level WC, wash hand basin, tiled floors, part tiled walls.

FIRST FLOOR

LANDING 14'06 x 8'04 (approx)

With loft access, radiator, storage cupboards.

BEDROOM THREE 11'11 x 11'01

With built in storage, under eaves storage, leading through to:

EN-SUITE 12'0 x 7'06

With low level WC, bidet, wash hand basin, built in storage, tiled floor, part tiled walls.

BEDROOM FOUR 18'07 x 13'11 (overall)

With built in wardrobes and storage, two radiators, leading through to:

EN-SUITE 11'10 x 6'07 (approx)

With wash hand basin, bidet, panelled bath with shower attachment, low level WC, airing cupboard, walk in shower, radiator, tiled walls.

BEDROOM FIVE 16'08 x 16'04 (approx)

With built in wardrobes, bedside tables and dressing area, under eaves storage, two radiators, leading to:

EN-SUITE 8'03 x 5'09

With twin sink vanity wash hand basin with cupboards below, shower, low level WC, radiator, tiled walls.

OUTSIDE

Gardens as previously mentioned.

DOUBLE GARAGE 22'03 x 21'05

With power and light, electric doors.

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:

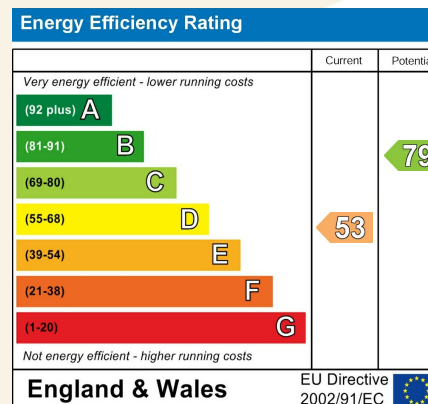
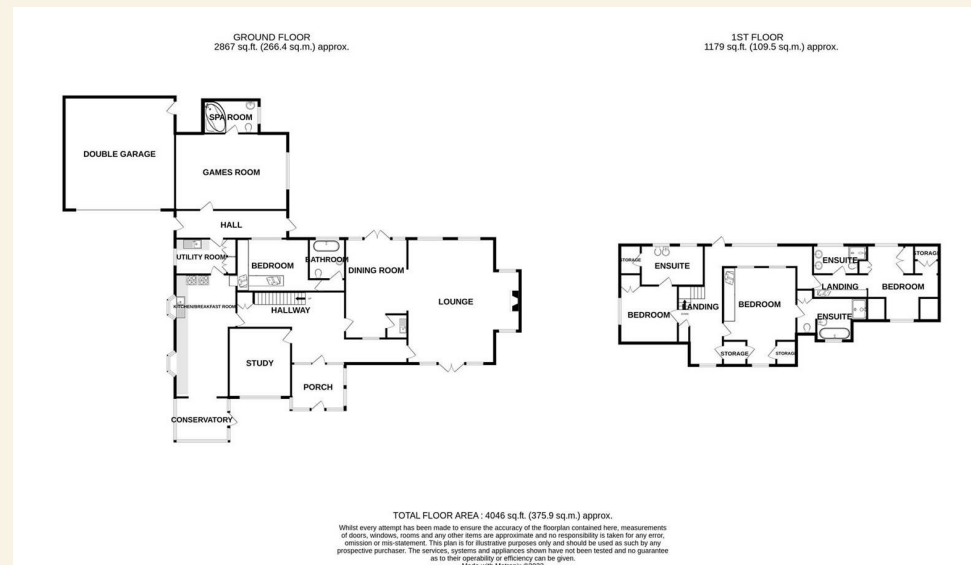
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