



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

11, Elm Rise, Prestbury, Cheshire, SK10 4US

A beautifully presented, spacious four bedroom detached family home in a quiet location in the popular village of Prestbury.

Guide Price £895,000

Constructed of brick with part render and timber framing, this lovely four bedroom property offers the discerning purchaser the opportunity to acquire a lovely family home in a quiet location within walking distance to Prestbury village centre.

The accommodation briefly comprises, to the ground floor: Entrance hall, WC, 23ft lounge with Inglenook style fireplace, conservatory, dining room, stunning 28ft living/dining/kitchen with orangery area, utility room. To the first floor, the landing allows access to four good sized bedroom and two bathrooms (one en-suite with underfloor heating). A gas central heating system has been installed.

An internal inspection is highly recommended to appreciate the size, style and quality of this wonderful detached residence.

The property benefits from a large block paved driveway with ample hard standing for motor vehicles and allowing access to a generous garage with twin electrically operated up and over doors. There is a lawn with borders containing shrubs and planting, surrounded by a low brick wall. To the side is a further lawn, accessed by gravel steps down to a seating area, surrounded by mature and specimen shrubs and trees. To the rear is a delightful garden with a paved terrace area, lawn with borders and raised beds, decked area for seating/entertaining, side access to both sides.

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, bear right at the mini roundabout, passing the Co-op, taking the third turning on the left into Castlegate. Take the first right in to Castleford Drive and then the first right into Elm Rise. The property is located after a short distance on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL 14'01 x 5'05

With stairs to first floor, radiator.

WC 10'08 (including separate wc cubicle) x 5'06

With vanity wash hand basin with cupboards below, radiator, separate low level WC cubicle also with radiator, tiled floor.

LOUNGE 23'0 x 13'05 (17'08 into inglenook)

Dual aspect with bay window, Inglenook style fireplace with Living Flame gas fire, marble surround and hearth and inset windows. two radiators, sliding glazed doors to:

CONSERVATORY 13'08 x 8'09

UPVC construction with double doors to garden, radiator, tiled floor, ceiling blinds.

DINING ROOM 14'10 x 11'06

With sliding glazed doors to garden, two radiators, internal window to orangery.

LIVING/DINING/KITCHEN 28'01 x 21'06 (narrowing to 10'04)

Dual aspect living/dining area with wood floor, three contemporary radiators, bay window to front and orangery area (with double doors to garden and ceiling blinds) to the rear. Kitchen area (10'05 x 10'0) with range of base cupboards and drawers, wall cupboards and granite worktops, one and a half bowl stainless steel sink, Aga oven, integrated double oven and grill, oven/microwave, fridge and freezer, dishwasher, full height pantry cupboards, tiled floor.

UTILITY ROOM 12'02 x 6'02

With a range of base cupboards with granite worktops, stainless steel sink, plumbing for washing machine, full height cupboard, radiator, door to garden, tiled floor, tiled walls, internal door to garage.

FIRST FLOOR

LANDING 13'11 x 8'08 (overall)

With radiator, bi-folding mirrored storage cupboards.

BEDROOM ONE 15'06 x 14'09 (overall)

With a range of fitted wardrobes, drawers and bedside cupboards, radiator.

EN-SUITE 9'06 x 7'02

With walk-in shower, low level WC, heated towel rail, vanity wash hand basin with drawers below, contemporary radiator, underfloor heating, tiled floor and tiled walls.

BEDROOM TWO 9'06 x 8'03

Currently used as an office, with radiator.

BATHROOM 8'07 x 5'09

With vanity wash hand basin with drawer below, panelled bath with overhead shower, low level WC, heated towel rail, radiator, tiled walls.

BEDROOM THREE 10'11 x 9'04

With fitted wardrobes, open shelving, radiator, loft access.

BEDROOM FOUR 13'09 x 10'08 (13'07 into bay)

With box bay window, fitted wardrobes, radiator.

OUTSIDE

Delightful gardens as previously mentioned.

GARAGE 28'02 x 18'03 (overall)

Set out into two interconnecting areas, both with independent electrically operated up and over doors, power and light, gas boiler, water cylinder.

Tenure

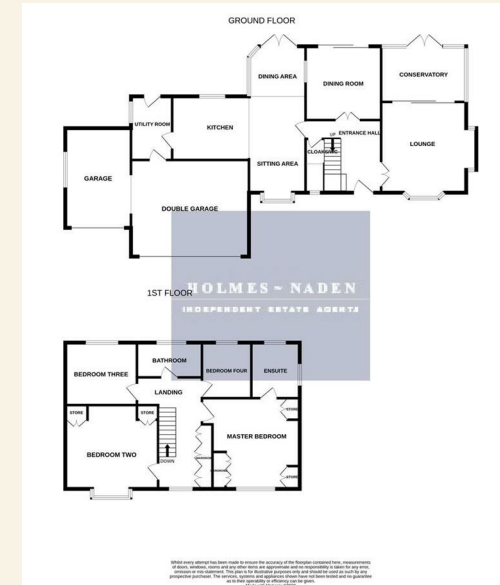
Leasehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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**MISDESCRIPTIONS ACT 1967**

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