



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# Pinedale, Ashbrook Drive, Prestbury, Cheshire, SK10 4BY

A delightful period detached property occupying a cul-de-sac location within short walking distance of Prestbury village centre.

## Guide Price £835,000

Constructed of brick, this good sized detached property offers the discerning purchaser a fabulous family home within a short walking distance of Prestbury village centre, occupying a cul-de-sac location.

The accommodation briefly comprises on the ground floor: Entrance hall, WC, lounge, sitting room, fabulous family room opening through to conservatory, breakfast kitchen, and separate utility. The first floor landing allows access to four bedrooms and two bathrooms (one en-suite). A gas fired central heating system has been installed.

The property enjoys good sized lawned gardens with well stocked borders, shrubs, rhododendrons and large raised decking area. Summer House with power and lighting ( ideal for home office ) The property is approached by a good sized driveway, allowing ample hard-standing for motor vehicles.

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 left at the mini-roundabout and continue up Macclesfield Road for approximately 300 yards, turning left into Ashbrook Drive, where the property can be found on the left hand side.

### **ACCOMMODATION**

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

With radiator, oak floor and stairs to first floor.

##### **WC**

With low level WC, wash hand basin, radiator, half Tongue & Groove panelled walls and oak floor.

##### **LOUNGE**

15'0" x 11'5"

With radiator, television point and Living Flame gas fire.

##### **SITTING ROOM**

14'0" x 8'8"

With radiator.

##### **FAMILY ROOM**

14'0" x 11'5"

With oak floor, television point and opening through to:

##### **CONSERVATORY**

16'3" x 9'1"

With oak floor, 2 radiators and French doors allowing access to the raised decking area.

##### **BREAKFAST KITCHEN**

15'7" x 10'5"

With modern white units including base cupboards and drawers, wall cupboards and granite work tops, 1½ bowl sink unit, dishwasher, radiator and oak floor.

##### **UTILITY**

With oak floor, units, one and a half bowl sink unit and plumbing for washing machine.

#### **FIRST FLOOR**

##### **LANDING**

With radiator.

##### **BEDROOM 1**

13'0" x 11'6"

With radiator.

##### **EN-SUITE**

With shower, low level WC, wash hand basin, radiator/towel rail and limestone tiling.



**BEDROOM 2**

15'8" x 11'8" (overall)

With radiator and loft access.

**BEDROOM 3**

13'8" x 8'4"

With radiator and under-eaves storage.

**BEDROOM 4**

10'9" x 7'2"

With radiator.

**BATHROOM/WC**

With panelled bath, low level WC, twin wash hand basins with store cupboards below, shower, radiator and part tiled walls.

**OUTSIDE**

The property has electric gates with a resin driveway.

**GARDENS**

As previously mentioned.

**LEAN TO**

19'0" long

With power and light. Ideal for storing bicycles and garden machinery etc.

**Tenure**

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

**Viewings**

Strictly by appointment through the Agents.

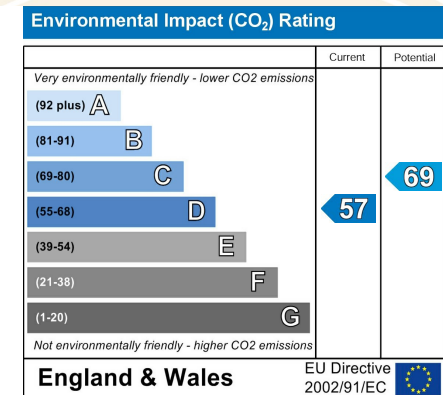
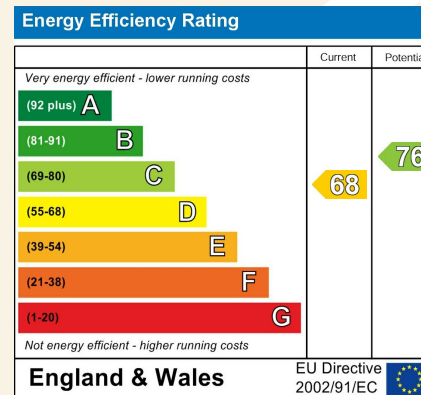
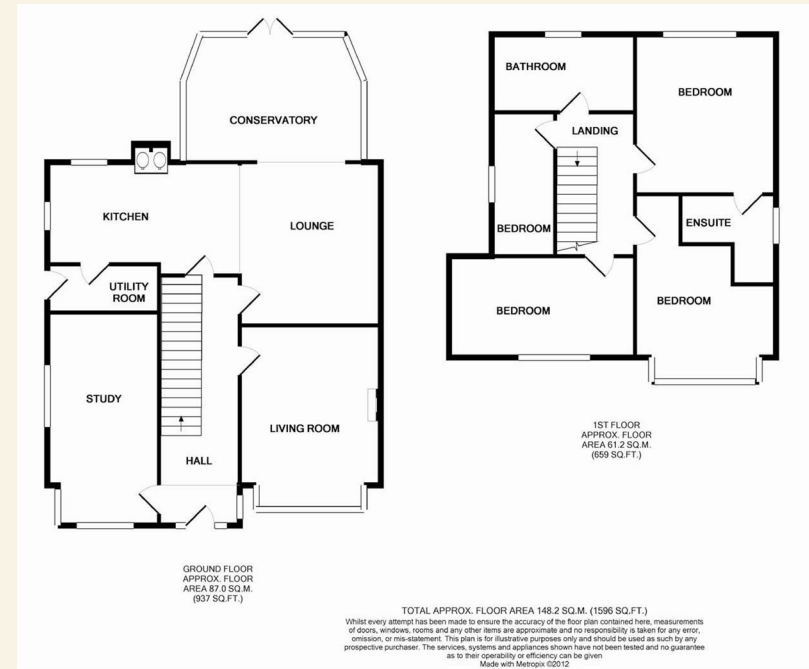
**Possession**

Vacant possession upon completion.

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