



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# Highfield House, 1, Lincombe Hey, Prestbury, SK10 4EQ

A delightful 4 bedroom detached property occupying an end of cul-de-sac location, backing on to open countryside.

**Guide Price £625,000**

Constructed of brick, this well proportioned 4 bedroom detached property in need of some modernisation but offering the discerning purchaser the opportunity to acquire a lovely family home in an enviable end of cul-de-sac location, backing onto open countryside with far reaching views.

The accommodation briefly comprises, to the ground floor: Entrance hall, living room, dining room, WC, kitchen, utility room. To the first floor the landing allows access to four good sized bedrooms (one en-suite) and a family bathroom. A gas central heating system has been installed.

Outside, to the front, the property has a paved driveway allowing ample hard standing for motor vehicles and access to the integral garage, a paved pathway leading down both sides of the property, a sweeping lawn with stocked beds and borders and an additional area of grass across the cul-de-sac, with trees. To the rear is a terraced garden of paved areas for outdoor seating and dining and lawns with beds and borders with mature and specimen shrubs and trees, wooden fencing and hedges to two sides and an open aspect at the end of the garden, overlooking open countryside and farmland.

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 past St Peter's Church bearing right over the railway bridge into Prestbury Lane. Bear left into the continuation of Prestbury Lane to the junction of London Road. Turn left then immediately right into Lincombe Hey where the property can be found at the end of the cul-de-sac on the left hand side.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENTRANCE HALL 19'09 x 5'11**

With radiator, stairs to first floor, door to integral garage.

#### **WC 5'10 x 4'11**

Low level WC, radiator, tiled floor.

#### **KITCHEN 15'06 x 9'10**

With a range of fitted units comprising base cupboards and drawers, wall cupboards and worktops, tiled splash backs, one and a half bowl stainless steel sink and drainer unit, 4-ring gas hob and double oven/grill, dishwasher, radiator, tiled floor, door to rear garden.

#### **UTILITY ROOM 8'04 x 5'10**

With boiler, base cupboard and drawer, worktops, plumbing for washing machine, tiled floor.

#### **DINING ROOM 11'10 x 10'10**

With radiator, glazed double doors to:

#### **LIVING ROOM 19'02 x 11'10**

Dual aspect with bay window, Living Flame gas fire with stone surround, radiator.

### **FIRST FLOOR**

#### **LANDING**

With loft access, airing cupboard housing water cylinder.

#### **BEDROOM ONE 15'08 (into recess) x 12'08**

With two built in wardrobes, radiator.

### EN-SUITE 11'11 x 5'09

With shower enclosure, low level WC, bidet, vanity wash hand basin with cupboard below, radiator, tiled walls, views over open countryside.

### BEDROOM TWO 9'03 x 8'06

With radiator, countryside views.

### BATHROOM 8'05 x 5'09

With low level WC, panelled bath with overhead shower, pedestal wash hand basin, radiator, tiled walls, countryside views.

### BEDROOM THREE 11'09 x 10'04 (overall)

With built in wardrobes, under eaves storage, radiator, countryside views.

### BEDROOM FOUR 14'04 x 11'09 (overall)

With under eaves storage, radiator.

### OUTSIDE

Delightful gardens as previously mentioned.

### INTEGRAL GARAGE 16'07 x 15'09

With up and over door, power, light and water.

### 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:

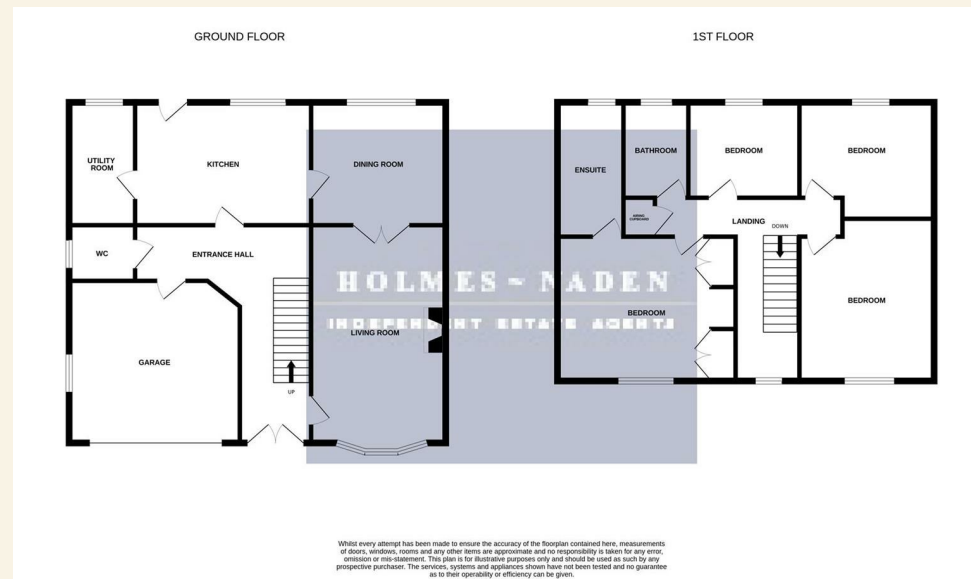
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



#### MISDESCRIPTIONS ACT 1967

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