



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

8, Marl Edge, Prestbury, Cheshire, SK10 4BT

A lovely 4 bedroom detached property in a desirable end of cul-de-sac location, close to the village centre, with a third of an acre south facing garden.

Guide Price £775,000

Constructed of brick, this well presented and cared for 4 bedroom detached property offers the discerning purchaser the opportunity to acquire a wonderful family home in a quiet end of cul-de-sac location, close to the village centre, with a large south facing garden.

The accommodation briefly comprises, to the ground floor: Entrance Hall, WC, snug, kitchen, utility room, dining room and a large, bright living room. To the first floor the landing allows access to four good sized bedrooms (one en-suite) and a family bathroom. The property is double glazed throughout and a 'Hive' controlled gas central heating system has been installed.

An internal inspection is highly recommended to appreciate the size, space and quality of this wonderful home.

The property benefits from a large Tarmacadam driveway, with ample hard standing for motor vehicles and access to twin garages. There are areas of lawn and borders stocked with shrubs and trees. To the rear is a delightful, private, south facing garden with a large lawn surrounded by beds and borders of mature and specimen shrubs, trees and hedges. There is also a flagged terrace with areas for outdoor seating and dining.

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 5 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 into Bollin Hill turning first right into Willowmead Drive. Continue up the hill turning left after a short distance into Murrayfield. Turn first right into Marl Edge where the bungalow can be found at the head of the cul-de-sac to the right.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

18'0 x 11'07 (overall)

With stairs to first floor, cloaks cupboard, radiator.

WC

4'10 x 4'06 (overall)

With low level WC, corner wash hand basin, radiator, water meter, Karndean flooring.

SNUG

20'03 x 10'04 (overall)

With two radiators, glazed sliding double doors to garden, large built in storage cupboard.

KITCHEN

16'02 x 12'09 (overall)

Dual aspect L-shaped room with a range of fitted units including base cupboards and drawers, wall cupboards and worktops, tiled splash backs, one and a half bowl stainless steel sink and drainer unit, integrated NEFF appliances including 4-ring gas hob and extractor, oven/grill, microwave and dishwasher, radiator, Karndean flooring, serving hatch to dining room.

UTILITY ROOM

7'05 x 6'06

With base cupboard, wall cupboards and worktops, one and a half bowl stainless steel sink and drainer unit, plumbing for washing machine, space for tumble dryer, door to outside, radiator, Karndean flooring.

DINING ROOM

12'09 x 10'10

With radiator, serving hatch to kitchen.

LIVING ROOM

24'01 x 11'10

Dual aspect with bay window to front aspect and full height windows and glazed double doors to rear terrace, two radiators, feature fireplace with new contemporary, high efficiency, remote controlled gas fire, marble hearth and surround.

FIRST FLOOR

LANDING

With airing cupboard housing gas boiler, loft access.

BEDROOM ONE

14'02 x 12'07 (not including wardrobe recess)

With radiator, built in under eaves wardrobes.

EN-SUITE

5'11 x 5'09

With low level WC, pedestal wash hand basin, corner shower enclosure, radiator, tiled walls.

BEDROOM TWO

10'10 x 9'02

With radiator, built in wardrobe cupboard.

BATHROOM

6'0 x 5'06

With panelled bath, vanity wash hand basin with cupboard below, low level WC, radiator.

BEDROOM THREE

12'0 x 9'06

Dual aspect, with radiator.

BEDROOM FOUR

12'01 x 8'10 (overall)

Dual aspect, with radiator.

OUTSIDE

Delightful south facing gardens as previously mentioned.

GARAGE ONE

17'06 x 8'06

With electrically operated roller door, power and light, wrought iron gate to rear.

GARAGE TWO

18'00 x 9'04

With electrically operated roller door, power and light, meter boxes.

Tenure

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

Viewings

Strictly by appointment through the Agents.

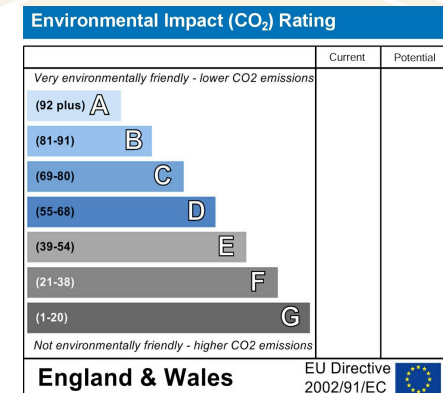
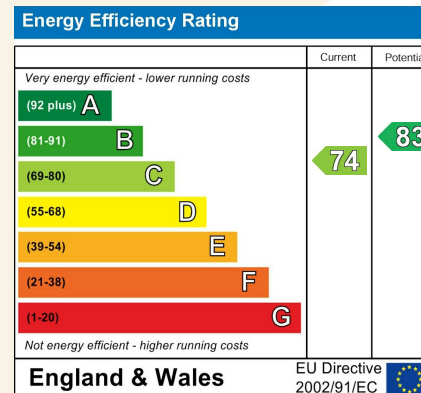
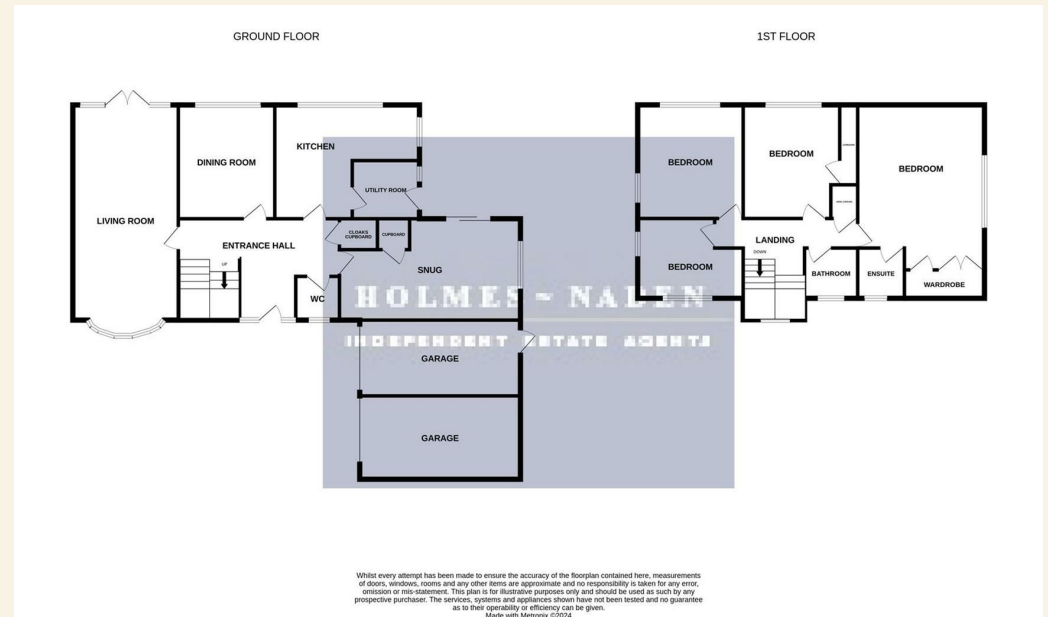
Possession

Vacant possession upon completion.

PRESTBURY OFFICE:THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254

FACSIMILE: 01625 820019

HEAD OFFICE:16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445**MISDESCRIPTIONS ACT 1967**

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.

