



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

1, Peters Close, Prestbury, Macclesfield, Cheshire, SK10 4JQ

A magnificent opportunity to acquire picturesque detached family home with separate independent annexe, enjoying larger than average, beautifully maintained gardens, in a cul-de-sac location.

£799,000

Located in the centre of Prestbury village, this picturesque detached property constructed of Cheshire brick, offers the discerning purchaser a wonderful home, occupying a cul-de-sac location with the added benefit of an independent relatives suite/annexe.

On entering the property you are immediately welcomed by a bright and airy entrance hall, steps up to the inner hall which allow access to a cloakroom/WC, 22ft lounge/dining room with feature fireplace, conservatory, spacious breakfast kitchen with Shaker style unites, folding doors leading to the rear porch with access to the garden. To the first floor, the larger than average landing with study area allows access to three double bedrooms, the master bedroom enjoying a dressing room and en-suite, and a family bathroom/WC. The accommodation in the annexe comprises a lounge, a dining kitchen with room for a table, double bedroom and shower room/WC. A gas fired central heating system has been installed throughout.

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

The property enjoys large gardens, laid mainly down to lawn with well stocked borders, shrubs, rockeries, stone flagged paths and terraced areas. The garage is approached by a very deep driveway allowing ample hard standing for several cars.

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 past St Peters Church, bearing left into Bollin Grove. Continue past the school, Bearing right after a short distance into Coachway. Turn first right into Peters Close where the property can be found after approximately 50 yards on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With radiator, small flight of stairs leading to:

INNER HALL

With stairs to first floor.

CLOAKROOM/WC

With low level WC, pedestal wash hand basin.

LOUNGE/DINING Room

22'0 x 19'0 (narrowing down to 12'0)

With two radiators, feature fireplace with Stone Minster surround, French doors leading to:

CONSERVATORY

14'10 x 7'0

With tiled floor, two single doors to outside.

BREAKFAST KITCHEN

17'0 x 10'5

Enjoying Shaker style units including base cupboards and drawers, wall cupboards and hard wood worktops, one and a half bowl sink unit, electric cooker point with extractor, radiator, plumbing for dishwasher, folding doors leading to:

REAR PORCH/UTILITY

With plumbing for washing machine, gas boiler, store room, French doors to garden.

FIRST FLOOR

LANDING

A large airy landing with study area, two large under eaves storage areas, radiator, walk-in linen cupboard.

BEDROOM ONE

13'8 x 9'10

With radiator, built in wardrobes.

DRESSING ROOM

11'5 x 10'7

With radiator.

EN-SUITE

With double shower, low level WC, vanity wash hand basin with cupboard below, radiator/towel rail, part tiled walls.

BEDROOM TWO

13'0 x 10'4 (excluding wardrobe recess)

With built in wardrobes, dressing table with cupboards below, radiator.

BEDROOM THREE

10'1 x 9'10

With radiator, built in wardrobes.

BATHROOM/WC

With low level WC, panelled bath with overhead shower, vanity wash hand basin with store cupboard below, radiator/towel rail, part tiled walls.

ANNEXE

LOUNGE

15'0 x 12'0

With radiator.

DINING KITCHEN

14'8 x 10'0

With Shaker style units, stainless steel sink unit, plumbing for dishwasher, radiator, dining area, French doors to garden.

BEDROOM

9'11 x 9'4

With radiator, built in wardrobes.

INNER VESTIBULE

With large under stairs cupboard, access to:

SHOWER ROOM/WC

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

OUTSIDE

Gardens as previously mentioned.

GARAGE

15'3 x 10'1

With power and light, sliding door, gas boiler.

GARDEN SHED

11'10 x 6'5

With shelving.

Tenure

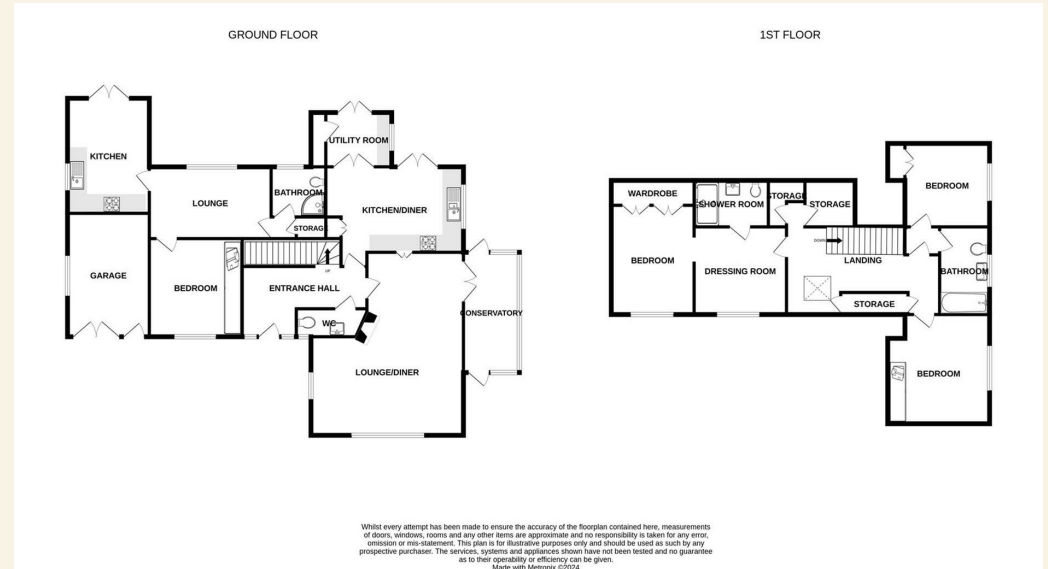
Freehold. Interested purchaser should seek clarification of this with their solicitor.

Viewings

Strictly by appointment through the Agents.

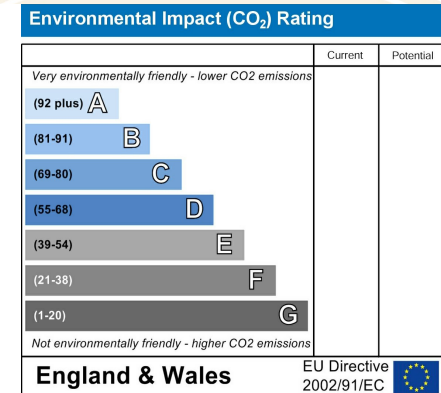
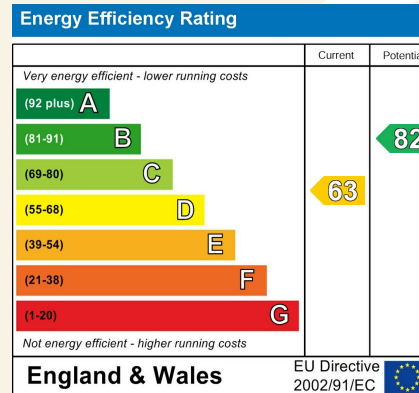
Possession

Vacant possession upon completion.

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