



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 59, Willowmead Drive, Prestbury, Macclesfield, SK10 4BU

A wonderfully bright and spacious 4 bedroom detached bungalow set on a generous plot in a sought after residential location within walking distance of Prestbury village.

## Offers Over £899,950

Constructed of brick, this delightful bright and spacious 4 bedroom detached bungalow offers the discerning purchaser the opportunity to acquire a generous sized property on a large plot in a fabulous elevated location with potential to renovate to purchasers wishes, within walking distance of Prestbury village.

The accommodation briefly comprises: Entrance hall, cloakroom with separate WC, dining room, sitting room with large picture window, kitchen with breakfast nook, utility room, 4 good sized bedrooms including a master with ensuite, and a further shower room. The property is double glazed throughout and a hot air heat pump system has been installed.

An internal inspection is highly recommended to appreciate the size and space offered in this lovely family home.

Outside, the property benefits from a generous wraparound garden that feature a paved terrace to three side, large lawn with beds and borders of mature and specimen trees and shrubs, a Tarmacadam driveway provides hard standing for motor vehicles and allows access to the garage.

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, which in turn leads into Willowmead Drive, where the property can be found after a short distance on the right hand side.

### ACCOMMODATION

#### ENTRANCE HALL

8'06 x 8'0

With wooden floor.

#### CLOAKROOM

6'06 (into cupboard recess) x 5'10

With cloaks cupboard, access to roof space.

#### WC

With low level WC.

#### DINING ROOM

16'06 x 16'03

With glazed double doors leading through to:

#### SITTING ROOM

19'10 x 16'04

Dual aspect with large picture window, stone chimney breast with Living Flame gas fire insert, part tongue and groove panelled walls.

#### SNUG

13'10 x 11'11 (overall)

With feature fireplace with tiled surround and hearth, glazed sliding doors to rear terrace.

#### BREAKFAST KITCHEN

19'10 (into breakfast nook) x 16'04

With a range of units including base cupboards and drawers, wall cupboards and worktops with tiled splash backs, composite one and a half bowl sink and drainer unit, 4-ring ceramic hob and extractor hood, integrated oven and grill, dishwasher, fridge, dresser unit, larder cupboards, breakfast nook with bench seating and panelled walls.

#### UTILITY ROOM

10'08 x 8'0

With plumbing for washing machine, pedestal Belfast sink, cupboard housing meters and hot air heat pump system.

#### INTERNAL HALL

With airing cupboard housing water cylinder.

#### BEDROOM ONE

18'09 x 15'10

Dual aspect with a range of fitted wardrobes and drawers, chests of drawers, bench, shelves and bedside tables.

#### EN-SUITE

9'10 x 9'03

With panelled jacuzzi bath, shower, pedestal wash hand basin, low level WC, electric heater, tiled walls.

**BEDROOM TWO**

11'10 x 11'10

With built in wardrobes, open shelving.

**SHOWER ROOM**

8'04 x 5'10

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

**BEDROOM THREE**

12'06 x 12'0

With built in wardrobes.

**BEDROOM FOUR**

11'10 x 7'10

Currently used as an office, with a range of fitted desks, drawers and open shelving.

**OUTSIDE**

Generous gardens as previously mentioned.

**GARAGE**

19'11 x 17'11

With internal store room, water, power and light, access to roof space, up and over door.

**EXTERNAL STORE ROOM****Tenure**

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

**Viewings**

Strictly by appointment through the Agents.

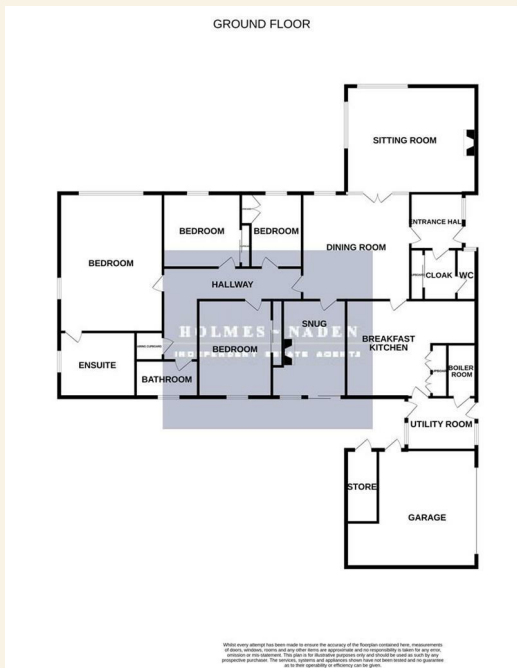
**Possession**

Vacant possession upon completion.

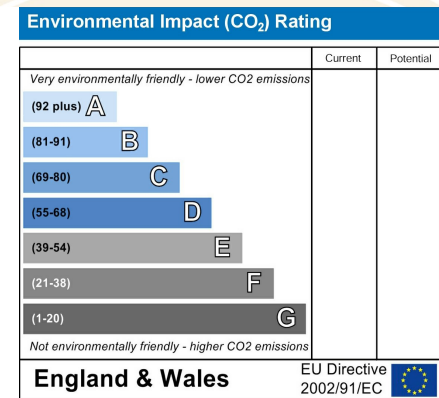
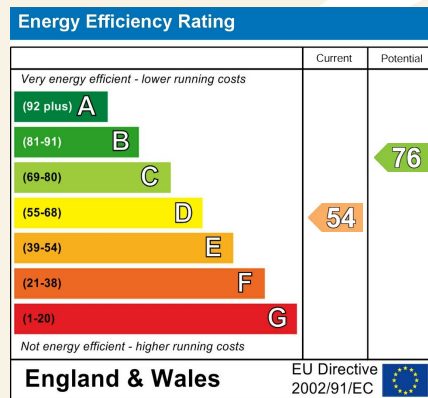
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**MISDESCRIPTIONS ACT 1967**

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