



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

3, Thorne Close, Prestbury, Cheshire, SK10 4DE

A beautifully located four bedroom detached property, within a short distance of Prestbury village centre

Price £715,000

Situated in a delightful cul-de-sac location, the property offers the discerning purchaser a well maintained home, within a short distance of Prestbury village centre, ready for immediate occupation. The accommodation briefly comprises on the ground floor: Entrance hall, 19ft lounge with feature fireplace. To the lower ground floor there is a magnificent spacious kitchen with beautiful Shaker style units and an abundance of built-in appliances, dining room, conservatory and cloakroom/w.c. To the first floor the landing allows access to four good sized bedrooms, two bathrooms (one en-suite). A gas fired central heating system is installed.

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

The property enjoys good sized gardens to both the front and rear, laid mainly down to lawn with borders, shrubs and patio area. The driveway allows ample hard-standing for motor vehicles and easy access to the garage with electrically operated up and over door.

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 30 minutes drive of the property.

Directions: From our Prestbury office bear left at the mini-roundabout into Macclesfield Road. After a short distance turn left into Broadwalk and continue to the 'T' junction. Bear right into Bollin Hill, which in turn leads into Willowmead Drive. Turn left after a short distance into Thorne Close.

ACCOMMODATION

ENTRANCE HALL

With stairs to both the lower ground floor and to the first floor, radiator

LOUNGE

19'4" x 17'9"

Enjoying feature Minster style fireplace with hearth and Living Flame gas fire, 2 radiators

LOWER GROUND FLOOR

HALL AREA

With radiator, access door to garage

CLOAKROOM/WC

With vanity wash hand basin, low level w.c, radiator

DINING ROOM

14'11" x 8'11"

With radiator, French doors leading to:

CONSERVATORY

9'5" x 9'1"

With Double glazed French doors to garden

BREAKFAST KITCHEN

16'2" x 15'3" (narrowing down to 11'8")

Enjoying superb Shaker style units including base cupboards and drawers, wall cupboards and hardwood worktops, 4 ring gas hob with extractor hood, built-in microwave, double oven/grill, fridge and freezer, Belfast sink, tiled floor, dishwasher, part tiled walls, dining area, radiator, door to garden.

FIRST FLOOR

LANDING

With airing/linen cupboard

BEDROOM 1

13'7" x 11'7"

With mirror fronted wardrobes, radiator

EN-SUITE

With shower cubicle, pedestal wash hand basin, low level w.c, towel rail/radiator

BEDROOM 2

14'10" x 8'11"

With built-in wardrobe, radiator, double doors to storage/boxroom

With built-in wardrobe, radiator

With radiator

With panelled bath and overhead shower, pedestal wash hand basin, low level w.c, tiled walls, radiator

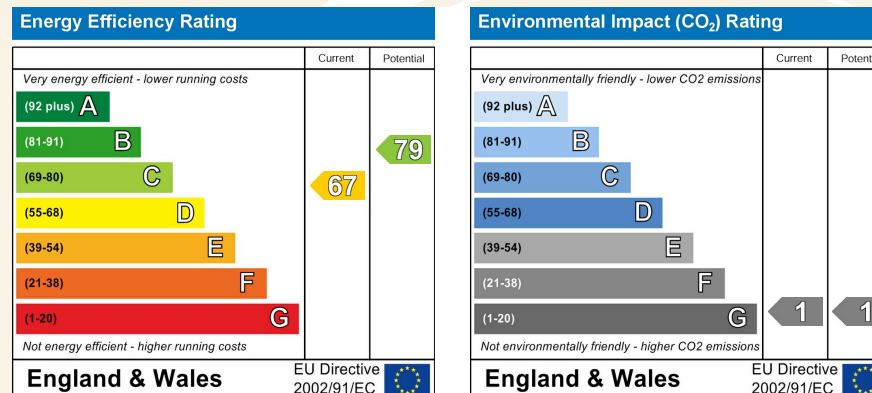
Gardens as previously mentioned

With electric up and over door, plumbing for washing machine, Belfast sink, access to main house.

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

Strictly by appointment through the Agents.

Vacant possession upon completion.



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