



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

2, Lincombe Hey, Prestbury, Macclesfield, SK10 4EQ

A deceptively spacious three bedroom detached dormer bungalow enjoying a cul-de-sac location backing onto open countryside.

Guide Price £715,000

A deceptively spacious three bedroom detached dormer bungalow, offering the discerning purchaser a beautifully maintained home in a cul-de-sac location, backing onto open countryside.

The accommodation briefly comprises on the ground floor an enclosed porch, entrance hall, 18' lounge with marble fireplace and bay window, garden room with glazed door to garden, dining room with French doors to garden, breakfast kitchen enjoying 'Jamie Robins' fitted kitchen with built-in appliances, inner vestibule with access to two double bedrooms (one en-suite) and a bathroom. A third double bedroom and bathroom/WC can be found on the first floor. A gas fired central heating system has been installed.

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

Occupying a delightful cul-de-sac location the property is approached via a private block paved driveway allowing ample hardstanding for motor vehicles and easy access to the garage with electrically operated remote controlled door. The gardens are laid mainly down to lawn with well stocked borders, shrubs, mature and specimen trees and flagged patio areas. There are additional gardens to the front laid down to grass with mature trees.

A special mention must be made to the fabulous views to the rear of the property over the adjacent countryside.

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 on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

With tiled floor.

ENTRANCE HALL

With honey oak laminate floor, radiator with cover, access to garage, stairs to first floor.

LOUNGE

18'0 x 16'2

With two radiators, marble fireplace and hearth, living flame gas fire, bay window, under stairs cupboard.

GARDEN ROOM

13'7 x 8'0

With glazed door to garden, underfloor heating.

DINING ROOM

13'0 x 11'1

With honey oak laminate floor, French doors to garden

BREAKFAST KITCHEN

13'0 x 11'0

Enjoying a 'Jamie Robbins' fitted kitchen, including base cupboards and drawers, wall cupboards and quartz worktops, 4-ring gas hob and extractor hood, double oven/grill, fridge, dishwasher, breakfast bar, Villeroy & Boch one and a half bowl sink unit.

INNER VESTIBULE

With honey oak laminate floor.

BEDROOM ONE

12'0 x 10'7

With fitted wardrobes, dressing table and drawers, radiator.

EN-SUITE

With shower cubicle, Aqualina electric shower, low level WC, vanity wash hand basin with cupboard below, radiator/towel rail, tiled floor, underfloor heating.

BEDROOM TWO

12'5 x 11'0

Currently being used as a study, fitted with a range of built in 'Hammonds' furniture, radiator, fabulous views.

BATHROOM

With panelled bath, low level wc, pedestal wash hand basin, radiator/towel rail, part tiled walls, tiled floor, underfloor heating.

FIRST FLOOR

LANDING

With loft access.

BEDROOM THREE

15'10 x 11'6

With radiator, fitted wardrobes, dressing table and drawers.

SHOWER ROOM/W.C

Shower cubicle, fired earth low level WC and wash hand basin with stand. Radiator and towel rail.

OUTSIDE

Delightful gardens as previously mentioned.

DOUBLE GARAGE

17'0 x 15'7

With 'Harmann' insulated double skinned remote controlled door, power and light, plumbing for washing machine, sink, storage units, wall units, 'Worcester' combination gas boiler.

Tenure

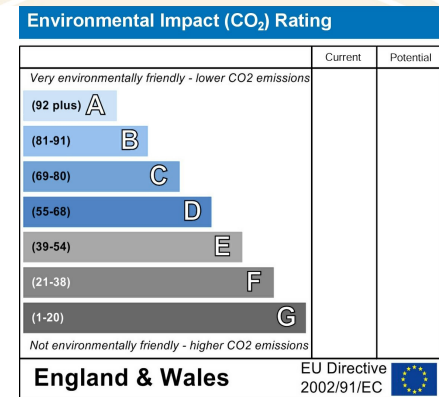
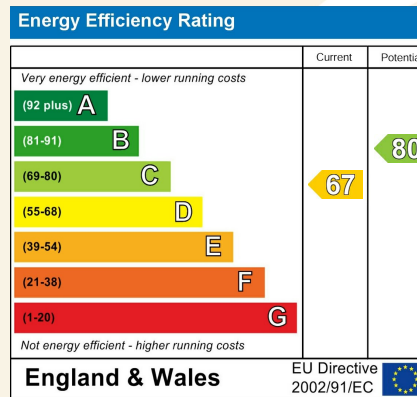
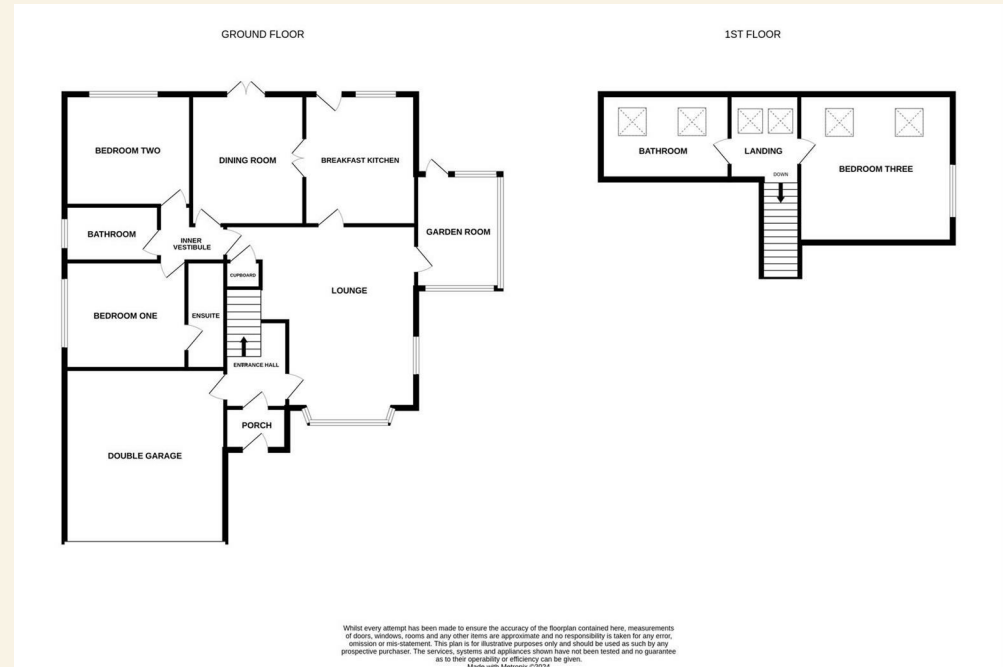
Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.



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MISDESCRIPTIONS ACT 1967

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