



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# Kelworth, Well Lane, Butley Town, Prestbury, Cheshire, SK10 4DZ

A four bedroom semi detached property offering a fantastic development opportunity, in a lovely semi-rural location with far reaching views.

Guide Price £450,000

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

13'08 x 8'05

With stairs to first floor, under stairs cupboard, storage heater.

#### DINING ROOM

14'07 x 12'11

With bay window, solid fuel fireplace, storage heater.

#### LIVING ROOM

13'10 x 11'09

With solid fuel fireplace, storage heater.

#### CONSERVATORY

12'07 x 8'06

With storage heater.

#### KITCHEN

11'08 x 9'10

With Aga stove, fitted units.

#### UTILITY ROOM

8'01 x 5'11

With plumbing for washing machine, door to garden.

## WC

With wash hand basin, low level WC.

### FIRST FLOOR

#### LANDING

Split level with loft access.

#### BEDROOM ONE

10'02 x 8'05

With storage heater, views.

#### EN-SUITE

With shower enclosure, pedestal wash hand basin, heated towel rail, low level WC.

#### BEDROOM TWO

8'04 x 8'03

With storage heater.

#### BEDROOM THREE

14'07 x 12'11

With storage heater, views.

#### BEDROOM FOUR

13'11 x 11'10

With storage heater.



## BATHROOM

9'03 x 9'03

With panelled bath, pedestal wash hand basin, bidet, low level WC, shower enclosure, cupboard housing water cylinder, heated towel rail.

## OUTSIDE

Gardens as previously mentioned.

## GARAGE

15'10 x 8'05

With up and over door, power and light.

## Tenure

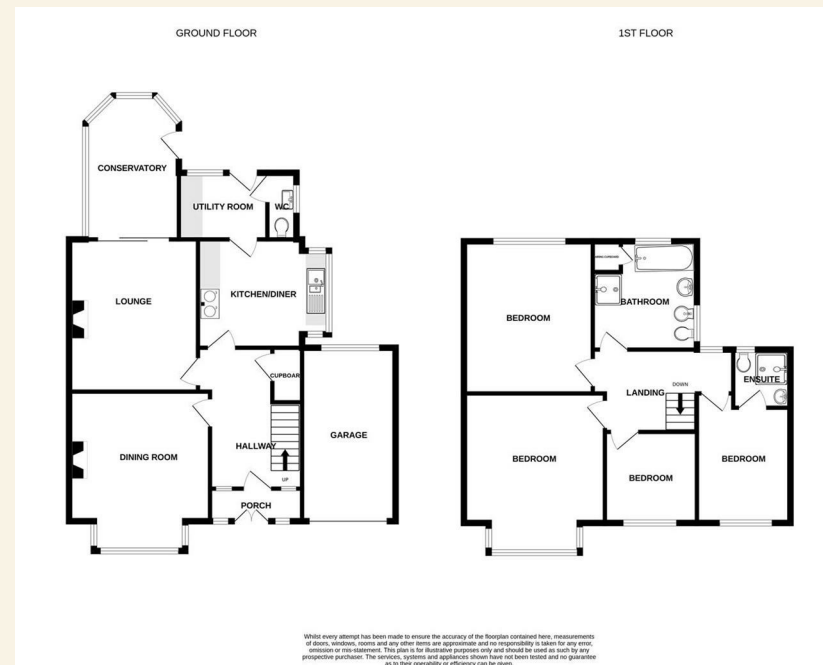
Freehold. Interested purchasers should seek clarification of this with their solicitor.

## Viewings

Strictly by appointment through the Agents.

## Possession

Vacant possession upon completion.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

72

33

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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### MISDESCRIPTONS ACT 1967

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