



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS



# Beverley, Chelford Road, Prestbury, Macclesfield, SK10 4AW

A magnificent opportunity to acquire a detached 2/3 story property in a prestige location, 2 minutes walk from the center of Prestbury village, ideal for re-development, subject to planning, backing onto Prestbury golf course. Gardens approx. 0.3acres.

**Guide Price £1,200,000**

Dormer Bungalow in prestigious position in the heart of Prestbury ideal for Re-development.

The accommodation briefly comprises: Entrance hall, dining room, kitchen/diner, lounge, conservatory, 4 bedrooms (two en-suite), and family bathroom. The property also includes 2 additional rooms, games room, bar, workshop, utility room, office, a second conservatory, a large walk in wardrobe and garage. The property enjoys double glazing and a gas central heating system.

The property is approached via a driveway with a large area for motor vehicles. To the rear of the property is a veranda overlooking large garden with Spencer brook running through with a small bridge, backing onto Prestbury Golf course. The property also features an integral garage, with large side driveway allowing plenty of hard standing for motor vehicles.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 5 minutes and 30 minutes drive of the property.

**DIRECTIONS:** From our Prestbury Office take the second exit on the mini roundabout past the CO-OP. Take the next left onto Chelford road the property can be found approx 100 meters on the left.

## **Accommodation**

### **Hall 14'3" x 4'4"**

Leading to stairs and archway though to dining room with covered radiator.

### **Dining Room 16'1" x 8'2"**

With radiator and radiator cover.

### **Kitchen/Diner 26'11" x 10'2"**

With base cupboards and drawers, wall cupboards, integrated microwave and granite work tops with splashbacks, Belfast sink, 6-ring Rangemaster gas hob and extractor and tiled floor. Breakfast area with Juliet balcony looking out onto the garden.

### **Lounge 22'10" x 14'6"**

With stone fireplace and gas fire. Two radiators with radiator covers. Floor to ceiling glass sliding doors onto conservatory.

### **Conservatory 23'5" x 6'9"**

Featuring full height glass with glazed door leading out onto the veranda.

### **Bedroom 1 18'5" x 12'2"**

With fully fitted floor to ceiling wardrobes and radiator.

### **En-suite**

With tiled shower cubicle and pedestal basin.

### **Bedroom 2 13'10" x 9'10"**

With floor to ceiling fitted wardrobes including shelving and covered radiator.

### **Bathroom 7'3" x 7'2"**

With free standing bath with shower, pedestal wash hand basin, low level WC, heated towel rail, tiled walls and tiled floor.

### **Inner hall/Stairs down 21'1" x 5'7"**

### **Lower Ground Floor**

### **Hall 11'11" x 6'11"**

### **Room 1 11'11" x 6'11"**

With wood paneled walls, tiled floor and radiator.

### **Room 2 8'5" x 9'10"**

With wood paneled walls, tiled floor and radiator.

### **Storage Room 7'3" x 4'1"**

With paneled wood walls.

### **Games Room 9'9" x 11'7"**

With wood paneled walls, tiled floor and radiator.

### **Bar 11' x 7'1"**

With brick bar and wood paneled walls.

**Workshop 7'6" x 5'1"**

With wood paneled walls.

**Utility Room 6'11" x 6'7"**

With wall and floor cupboards, worktop and plumbing for washing machine and tumble dryer.

**Room 21'6" x 9'10"**

With two radiators and double wood doors leading to bedroom.

**Bathroom 8'9" x 5'8"**

Fully tiled with walk in shower, pedestal wash hand basin, low level WC and heated towel rail.

**Occasional Bedroom 3 12'11" x 9'9"**

With radiator and door leading to office.

**Office 14'5" x 6'6"**

With radiator and door leading out onto conservatory.

**Conservatory 22'2" x 7'8"**

With tiled floor, two radiators and sliding glass doors leading out to the garden.

**First Floor****Occasional Bedroom 4 16'4" x 19'11"**

With wood paneled walls and ceiling, two radiators, storage cupboard, two velux windows and door leading to large walk in wardrobe.

**En-suite 7'5" x 8'**

Fully tiled with walk in shower, vanity basin, low level WC and velux window.

**Wardrobe Room 23'3" x 9'3"**

With wooden floor, storage cupboards and velux window.

**Garage****Outside**

Gardens as previously mentioned.

**PRESTBURY OFFICE:**

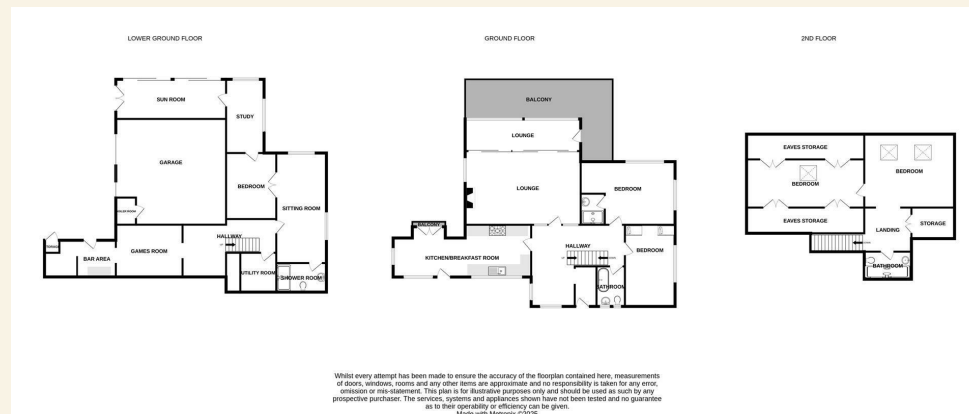
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>	65	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**MISDESCRIPTIONS ACT 1967**

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