



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

5, Nether Fold,

Prestbury, Cheshire, SK10 4JB

Guide Price £445,000

A deceptively spacious beautifully presented mid-terraced cottage occupying an elevated location with views over open countryside and within short walking distance of Prestbury village centre.

Constructed of brick, this deceptively spacious cottage offers the discerning purchaser a wonderful home in the heart of Prestbury village with views over open countryside. On entering the property you are immediately welcomed by a spacious and bright entrance hall with cloaks cupboards/utility, a 16ft lounge with cast iron stove opening through to conservatory with French doors to the courtyard, opening through to a 17ft living/dining/kitchen with fitted base units with granite worktops and built-in appliances. To the first floor the landing allows access to 3 bedrooms and 2 bathrooms (1 en-suite). A gas fired central heating system has been installed.

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

To the rear of the property there is an Indian stone courtyard. To the front the large gardens are terraced, laid mainly down to lawn with well stocked borders, shrubs, mature and specimen trees and a large decking area which is south facing and takes advantage of the views over the open 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 2 and 30 minutes drive of the property.

Directions: From our Prestbury office proceed past St Peters church bearing left at the railway station into Butley lanes. Continue past Brocklehurst drive turning next left into Netherfold where the property can be found set up on the right hand side.

Accommodation

Ground Floor

Entrance Hall

With radiator, stairs to first floor.

Cloaks Cupboard/Utility

With hanging pegs for coats, gas boiler, plumbing for washing machine.

Lounge 16' x 11'1" (plus bay window)

With radiator, cast iron stove, opening through to:

Conservatory 9'8" x 9'4"

With radiator, French doors to courtyard, opening through to:

Living/Dining/Kitchen 17' x 12'6"

With fitted base cupboards and drawers, granite worktops, 5 ring gas hob with extractor hood, double oven/grill, dishwasher. French doors to courtyard.

First Floor

Landing

Bedroom 1 16'2" x 11' (overall)

A lovely through room with windows to the front and rear, radiator, delightful views over the countryside, access to the loft with slingsby ladder, electric light, and lots of storage room.

En-suite

With low level WC, shower, wash hand basin, tiled walls, tiled floor, radiator/towel rail.

Bedroom 2 12'9" x 9'5"

With radiator, delightful views.

Bedroom 3 10'6" x 5'2"

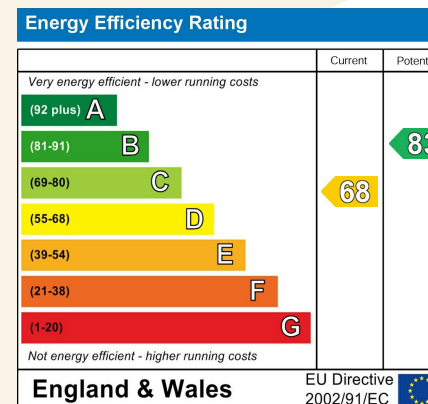
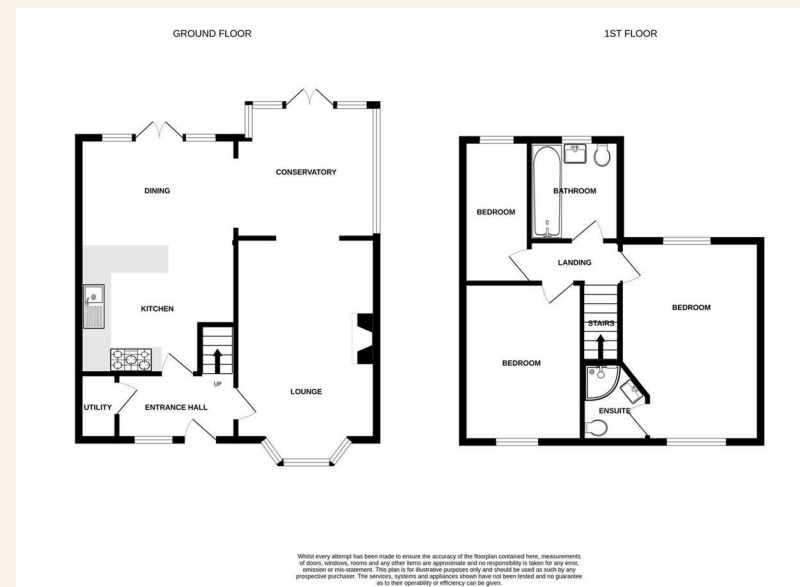
With radiator and lovely views.

Bathroom/WC

With paneled bath, wash hand basin, low level WC, part tiled walls, tiled floor, radiator/towel rail.

Outside

Gardens as previously mentioned. Tenure freehold.



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