



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

1, Legh Road, Prestbury, Cheshire, SK10 4HX

A well extended detached family property occupying a fabulous residential locality within short walking distance of open countryside, Prestbury village and the train station.

Guide Price £889,950

Constructed of brick, this substantial well extended property offers the discerning purchaser a wonderful home within a short stroll of Prestbury village centre. The accommodation briefly comprises on the ground floor, a large enclosed porch with WC, entrance hall with stairs to first floor, dining room, 21ft lounge with oak French doors leading to a lovely, bright and airy 30ft garden room with French doors to the garden and French doors leading to the dining kitchen. To the first floor the landing allows access to a master bedroom with dressing room and en-suite, three further bedrooms and a family bathroom/WC. A gas fired central heating system has been installed with under floor heating downstairs and the master bedroom suite, with radiators in the remaining rooms.

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

The property is approached by a deep driveway allowing ample hardstanding for a number of vehicles with easy access to internal garage. There is additional parking to the side. The rear garden compliments the property suitably enjoying a good sized lawned area with borders, shrubs, mature and specimen trees and a number of stone flagged patio areas including a covered terrace ideal for Summer entertaining.

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 5 and 30 minutes drive of the property.

Directions: From our Prestbury office, proceed past St Peter's Church, bearing left at the railway station into Butley Lanes. Turn first right into Legh Road where the property can be found after approximately 200 yards on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH 7'11" x 5'9"

With tiled floor, small paned French doors leading through to the entrance hall.

WC

With low level WC, vanity wash hand basin with storage cupboards below, radiator/towel rail, tiled floor.

ENTRANCE HALL

With stairs to first floor.

DINING ROOM 15'10" x 8'10"

LOUNGE 21'2" x 15'3" (overall)

With stone minster style fireplace and hearth, living flame gas fire, oak French doors leading to:

GARDEN ROOM 30'10" x 10'4"

With two large skylights allowing lots of light, French doors to garden, small paned door leading to:

DINING KITCHEN 29'2" x 13'9" (narrowing down to 8'9")

With shaker style units, including base cupboards and drawers, wall cupboards and worktops, stainless steel sink unit, Rangemaster stove with extractor hood, dishwasher, dining area, tiled floor, bi-folding doors leading to the garden.

FIRST FLOOR

LANDING

With access to roofspace, built-in cupboard housing a high pressure hot water cylinder.

BEDROOM 1 16'10" x 10'5"

With underfloor heating.

DRESSING ROOM 8'7" x 8'

With radiator, mirror fronted wardrobes, radiator.

EN-SUITE

With shower, pedestal wash hand basin, bidet, low level WC, panelled bath, shower enclosure, part tiled walls, underfloor heating.

BEDROOM 2 13' x 10'6"

With radiator.

BEDROOM 3 13'1" x 10'7" (plus wardrobe recess)

With fitted wardrobes, radiator.

BEDROOM 4 12'5" x 8'6"

With radiator.

BATHROOM/WC

With panelled bath, with overhead shower, low level WC, pedestal wash hand basin, radiator/towel rail, part tiled walls, underfloor heating.

GARAGE 16'6" x 10'8"

With up and over door, fitted units, stainless steel sink, plumbing for washing machine, power and light.

OUTSIDE

Gardens as previously mentioned.

Tenure

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

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

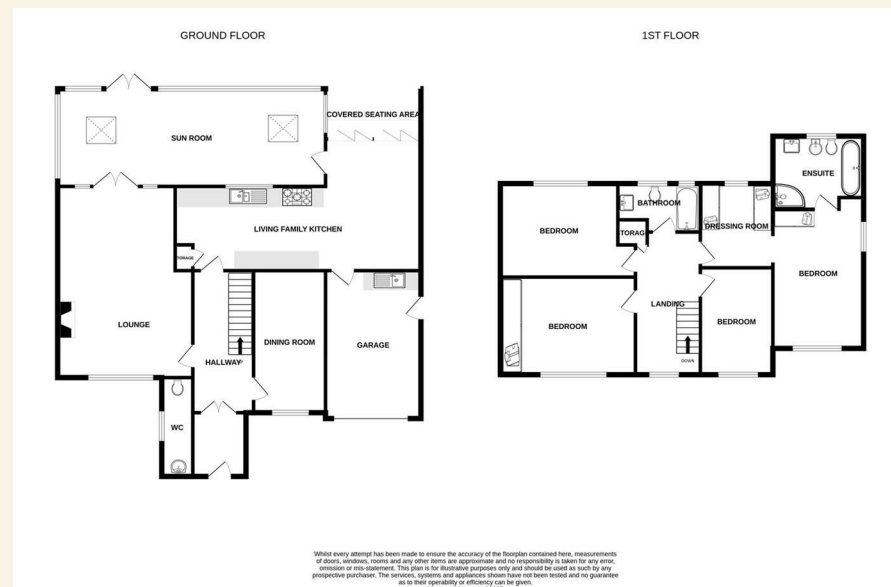
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MISDESCRIPTIONS ACT 1967

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