



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 26, Macclesfield Road, Prestbury, Cheshire, SK10 4BN

A superb opportunity to acquire a wonderful family home in need of some modernisation set well back off Macclesfield road backing onto Prestbury golf course.

**Guide Price £1,100,000**

Situated in a wonderful elevated location, this delightful property offers the discerning purchaser a lovely home in need of modernisation, backing onto Prestbury golf course and within short walking distance of Prestbury village centre. The accommodation briefly comprises on the ground floor an entrance hall, WC, 19ft lounge with Inglenook fireplace, French door leading to a conservatory /garden room, dining room, 18ft breakfast kitchen with built-in appliances and separate utility. To the first floor the landing allows access to four good sized bedrooms, a shower/bathroom and a WC. A gas fired central heating system has been installed.

The property occupies a quiet slip road accessed off Macclesfield road which leads to a deep forecourt, allowing ample hard standing for a number of motor vehicles and easy access to the garage. The good sized gardens are laid mainly down to lawn with well stocked borders, shrubs, mature and specimen trees and a large flagged terrace. The rear garden backs onto Prestbury golf course.

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 to 30 minutes drive of the property.

Directions: From our Prestbury office bear left at the mini roundabout into Macclesfield road bearing right into the slip road just past the turning to Broadwalk.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENTRANCE HALL**

With radiator.

#### **WC**

With low level WC, wash hand basin, radiator, under stairs cupboard and shelves.

#### **LOUNGE 19' x 16'4" (overall)**

With Inglenook fireplace, two radiators, double French doors leading to garden, French door leading to:

#### **CONSERVATORY/GARDEN ROOM 22'4" x 9' (overall)**

With radiator.

#### **DINING ROOM 17' x 11'4"**

With radiator.

#### **BREAKFAST KITCHEN 18'4" x 11'6" (narrowing down to 10'3")**

With pantry, shaker style units including base cupboards and drawers, wall cupboards and worktops, stainless steel sink unit, dishwasher, ceramic hob with extractor hood, double oven/grill, fridge and freezer, tiled floor, part tiled walls, radiator, dining area, access to garage.

#### **UTILITY 9'8" x 7'2"**

With range of fitted units, stainless steel sink unit, plumbing for washing machine, tiled floor, access to garden.

### **FIRST FLOOR**

#### **LANDING**

With radiator, access to roof space via slingby ladder with light and storage.

#### **BEDROOM 1 14'9" x 11'1" (plus wardrobe recess)**

With fitted wardrobes with overhead storage cupboards, vanity wash hand basin with store cupboard below, radiator, windows to both the front and rear.

#### **BEDROOM 2 14'4" x 11'5"**

With radiator, pedestal wash hand basin.

#### **BEDROOM 3 18'3" x 8'11"**

With radiator, fitted wardrobe.



**BEDROOM 4 12' x 8'8"**

With radiator.

**SHOWER ROOM/BATHROOM**

With double shower, pedestal wash hand basin, radiator, part tiled walls.

**WC**

With low level WC, wash hand basin.

**OUTSIDE**

Gardens as previously mentioned.

**GARAGE 19'4" x 9'**

With up and over door, power and light, gas boiler, access to utility.

**Tenure**

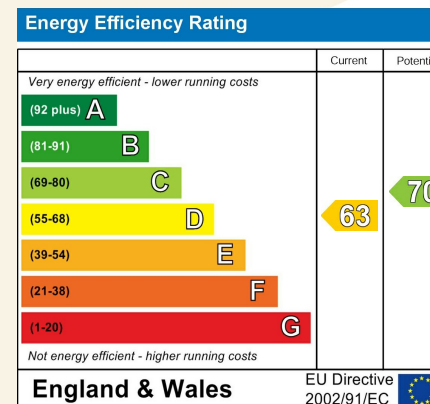
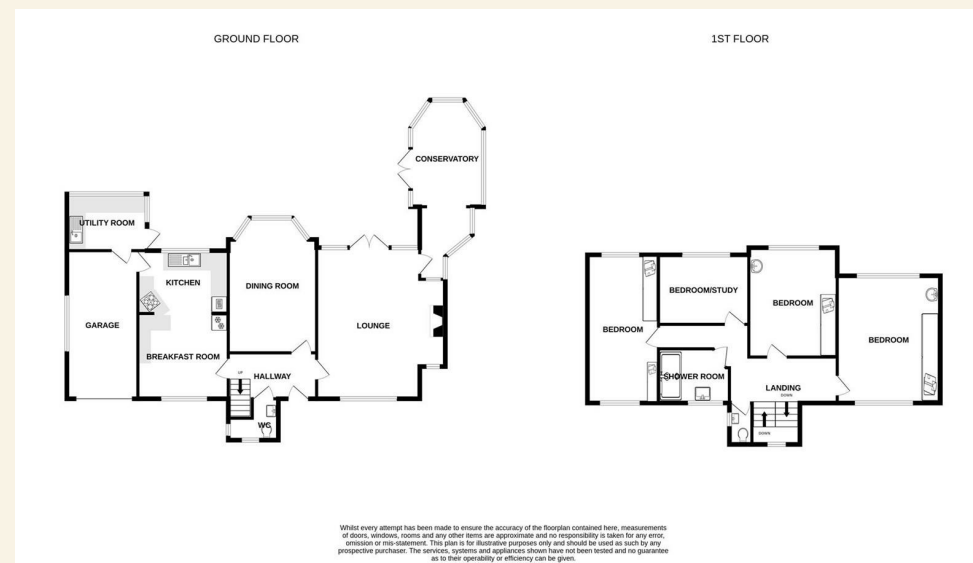
Freehold. Interested purchasers should seek clarification of this with their solicitor.

**Viewings**

Strictly by appointment through the Agents.

**Possession**

Vacant possession upon completion.

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**MISDESCRIPTIONS ACT 1967**

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