



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

School House, 29, Bollin Grove, Prestbury, Macclesfield, Cheshire, SK10 4JJ

A beautifully updated and extended four bedroom detached family property, extending to approximately 2,700 sq ft with large lawned gardens.

Guide Price £1,150,000

Constructed of reclaimed brick, this delightful picturesque property offers the discerning purchaser a fabulous family home within short walking distance of Prestbury village centre. The accommodation briefly comprises on the ground floor: Entrance vestibule, cloakroom/w.c., an extended dining room, 33ft sitting room, family room with French doors to garden, superb breakfast kitchen enjoying hand built David Lisle units with worktops. To the first floor the landing allows access to a study area, 4 double bedrooms and 3 bathrooms (2 en-suite). The master bedroom is well worthy of note, forming part of the extension and enjoying floor to ceiling windows taking full advantage of the views over the garden. A gas fired central heating system has been installed.

The house enjoys substantial gardens laid mainly down to lawn with well stocked borders, shrubs, mature and specimen trees and stone flagged terraces. The stone driveway allows ample hard standing for motor vehicles and easy access to the garage.

Entrance Vestibule

Cloakroom/W.C.

With wash hand basin, low level w.c.

Dining Room 20'4" x 12'0"

With understairs cupboard, stairs to first floor, tiled floor with underfloor heating.

Sitting Room 33'10" x 12'4"

With feature fireplace with log burning stove, television point, 2 radiators, French doors leading to garden.

Family Room 14'5" x 9'9"

With radiator, French doors to garden.

Breakfast Kitchen 16'8" x 16'6" (extending to 23'5")

A superb room enjoying David Lisle fitted units including base cupboards and drawers, wall cupboards and granite worktops, dishwasher, 4 door Aga, gas ring, double stainless

steel sink unit, space for microwave, part tiled walls, tiled floor with partial underfloor heating, television point, opening through to superb dining/sitting area, and French doors to garden, access to:

Inner Hall

With tiled floor, hanging space for coats, access to garage, access to:

Utility 13'8" x 5'1"

With shaker style units, hardwood worktops, Belfast sink unit, plumbing for washing machine, tiled floor, skylight, part exposed brick wall, door leading to rear garden.

First Floor

With access to roof space.

Inner Landing/Study 10'0" x 7'6"

Bedroom 1 23'0" x 11'10"

With 2 radiators, floor to ceiling windows.

En-Suite

Enjoying a contemporary style suite in white and chrome with free standing bath, separate double shower, wash hand basin, w.c., fitted mirrored cupboard, part tiled walls, heated towel rail/radiator.

Bedroom 2 14'7" x 12'3" (average measurements)

With fitted wardrobes, radiator.

En-Suite

In white and chrome, with shower, low level w.c., wash hand basin with drawer below, radiator/towel rail.

Bedroom 3 14'8" x 7'8" (overall)

With radiator.

Bedroom 4 12'11" x 8'0"

With radiator.

Bathroom/W.C.

In white and chrome, enjoying freestanding bath, shower, low level w.c., wash hand basin, towel rail/radiator, part tiled walls.

Garage 14'8" x 13'2" (extending to 14'9")

With up and over door, Belfast sink, plumbing for washing machine, power and light, gas boiler.

Gardens

As previously mentioned.

Tenure

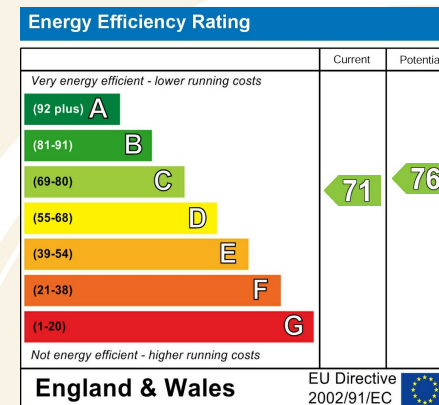
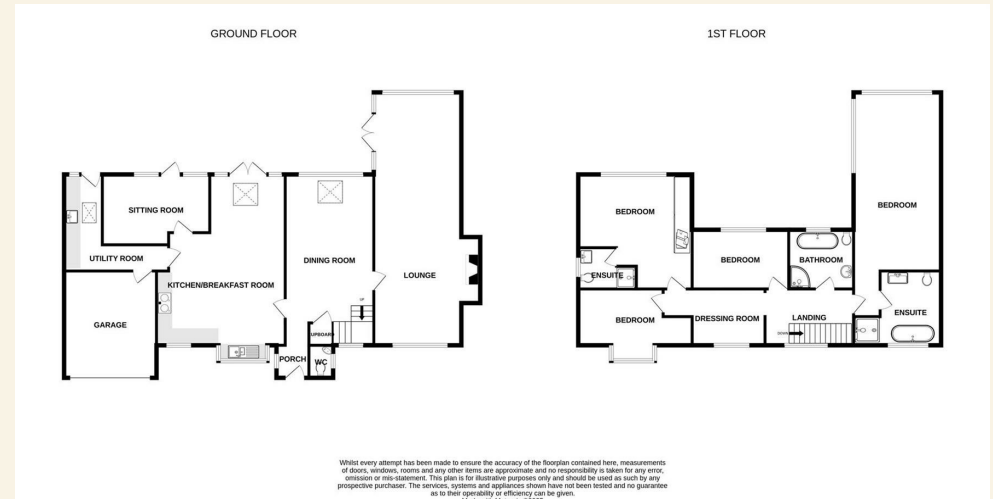
Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

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