



12 MAGNOLIA RISE, PRESTBURY, SK10 4UX

Andrew J Nowell
& Company



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£4,675 Per Calendar Month

- Spacious Detached Home
- Five Bedrooms
- Garage and Parking
- Recently Renovated
- Large Garden (Garden Maintenance included)
- New Kitchen and Bathrooms

Available unfurnished now. Nestled at the head of a peaceful cul-de-sac, this exceptional family residence, which has undergone an extensive renovation to a high standard, enjoys an elevated position on a hill, offering beautiful green views to both the front and rear. Just moments from Prestbury Village, with pavement access all the way into the centre, this home combines contemporary elegance with versatile living in a wonderfully tranquil setting with stunning green views out of every window.

The property has been thoughtfully refurbished, and the heart of the home comprises a striking open-plan living, dining, and kitchen space, alongside newly fitted bathrooms and a luxurious principal en-suite. A spacious, double height hallway leads to a bright and airy lounge and a conservatory overlooking landscaped gardens. The versatile family room, boot/utility room, cloakroom/toilet and double garage with electrical door complete the ground floor. The brand-new kitchen features a quartz worktop and premium Bosch appliances throughout. Perfectly designed for both everyday living and entertaining guests.

Upstairs, five generous bedrooms, all with large windows, are bathed in natural light and views of the 0.75-acre mature garden that surrounds this property on all sides, with a spacious main bathroom and en-suite serving the master bedroom. The master bedroom also features a walk-in wardrobe. The bathrooms have been fully renewed to the highest standard.

Externally, the property offers a double tiered rear garden with mature trees and a pond. A substantial patio provides the perfect space for alfresco dining. Fortnightly garden maintenance is included within the rent. Practicality is equally well catered for, with a driveway accommodating 3-4 cars in front of a double garage at the front.





Super-fast Starlink internet already set up and can be continued at £75 per month. The property also comes with a full Verisure security system, including a smart camera doorbell, sensors, external cameras and internal alarm-triggered monitoring, making it easy for any tenant to secure the house to the highest level for peace of mind.

This exquisite home is offered unfurnished and is available to rent now.

Garden maintenance: fortnightly attendance by garden team included within the rent.

Important Information

Parking - Off road parking & double integral garage

Heating - Gas central heating

Mains - Gas, electric, water and drainage

EPC rating - C

Council Tax band - H (Cheshire East).

Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit cheshireeast.gov.uk/gardenbin

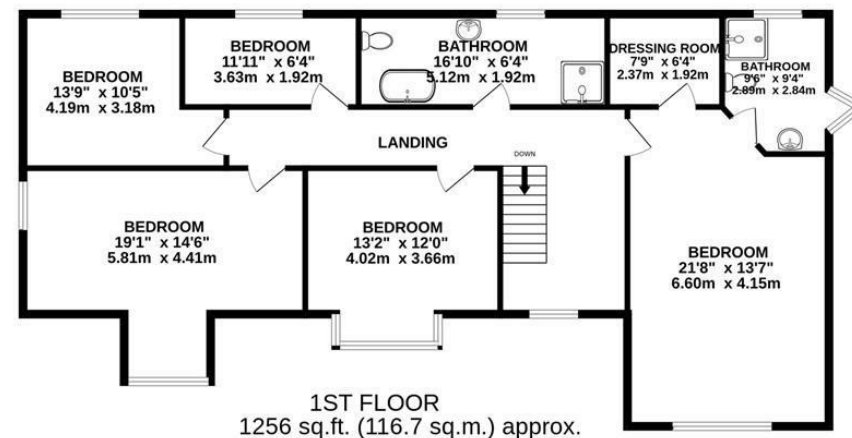
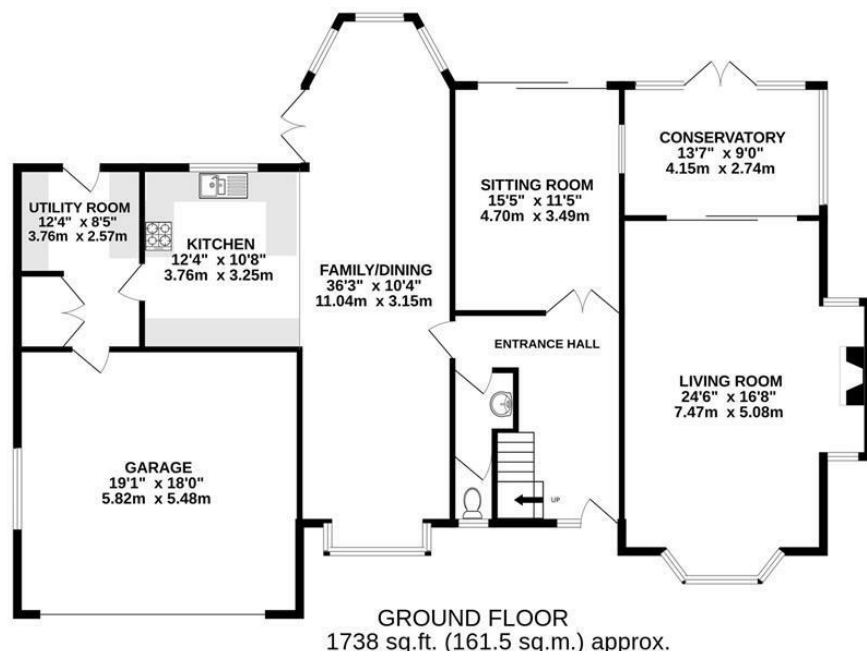
**Flood Risk - There is a very low flood risk for this property.

*Broadband - Openreach. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE (The current residents use Starlink for broadband)

*Mobile - Likely coverage by EE, O2, and Vodafone. Limited coverage by O2 & Three.

* Information provided by Ofcom checker and isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to renting the property. ** Information provided by GOV.UK





TOTAL FLOOR AREA : 2994 sq.ft. (278.2 sq.m.) approx.

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