HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

2, Marl Edge,

Prestbury, Cheshire, SK10 4BT

A well located four bedroom detached property in one of Prestbury's most popular locations within short walking distance of the village centre.

Guide Price £739,000

Constructed of brick, this delightful detached property offers the discerning purchaser a wonderful family home occupying a popular location within a short distance of Prestbury village centre. The accommodation briefly comprises on ground floor an entrance hall, cloakroom/WC, 20ft lounge with marble fireplace and hearth, dining room with French doors to the conservatory, breakfast kitchen with built-in appliances and a separate utility. To the first floor the landing allows access to four well proportioned bedrooms and two bathrooms (one en-suite). A gas fired hot air system has been installed.

The property is approached via a deep driveway allowing ample hard standing for a number of motor vehicles and easy access to both the garage and the carport. The gardens to both the front and rear are laid mainly down to lawn with well stocked borders, shrubs and patio area which extends to the side.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 minutes and 30 minutes drive of the property.

Directions: From our Prestbury office proceed up Macclesfield road taking the third turning left into Broadwalk. At the T-junction bear right and continue along Willowmead drive turning right after a short distance into Murrayfield turning next left into Marl Edge where the property can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
With stairs to first floor, cupboard housing gas fired central heating boiler.

CLOAKROOM/WC
With hanging space for coats, low level WC, vanity wash hand basin with store cupboards below, electric radiator.

LOUNGE 20'10" x 12' (overall)
With marble fireplace and hearth with living flame gas fire.

DINING ROOM 12'2" x 10'5"
With French doors leading to:

CONSERVATORY 11'3" x 8'10"
With French doors leading to the terrace.

BREAKFAST KITCHEN 17'3" (narrowing down to 12')x 10'3" (plus recess)
With Oak units including base cupboards and drawers, wall cupboards and granite worktops, stainless steel sink unit, integrated fridge ,plumbing for dishwasher, 4 ring gas hob and extractor hood, oven/grill, part tiled walls, breakfast area.

UTILITY
With built-in cupboards, stainless steel sink unit, plumbing for washing machine, fitted wall units, door to terrace.

FIRST FLOOR

LANDING
With access to roof space, linen cupboard, airing cupboard with lagged up water cylinder.

BEDROOM 1 12' x 8'10" (plus wardrobe recesses)
With mirror fronted wardrobes, further range of fitted wardrobes.

EN-SUITE
With shower, vanity wash hand basin with store cupboards below, Bidet, part tiled walls and electric towel rail.

BEDROOM 2 11'10" x 10'7"
With fitted wardrobes with overhead storage cupboards.

BEDROOM 3 12'1" x 8'5"
With fitted wardrobes and overhead storage cupboard. Delightful views towards the hills.

BEDROOM 4 9'9" x 9'
With fitted wardrobes with overhead storage cupboard, wonderful views towards the hills.

BATHROOM
With paneled bath with overhead shower, vanity wash hand basin with store cupboard below, heated towel rail, tiled walls.

WC
With low level WC.

GARAGE 17'10" x 9'5"
With up and over door, power and light.

CARPORT 18' x 8'3"
With up and over door that's open to the rear, with water tap.

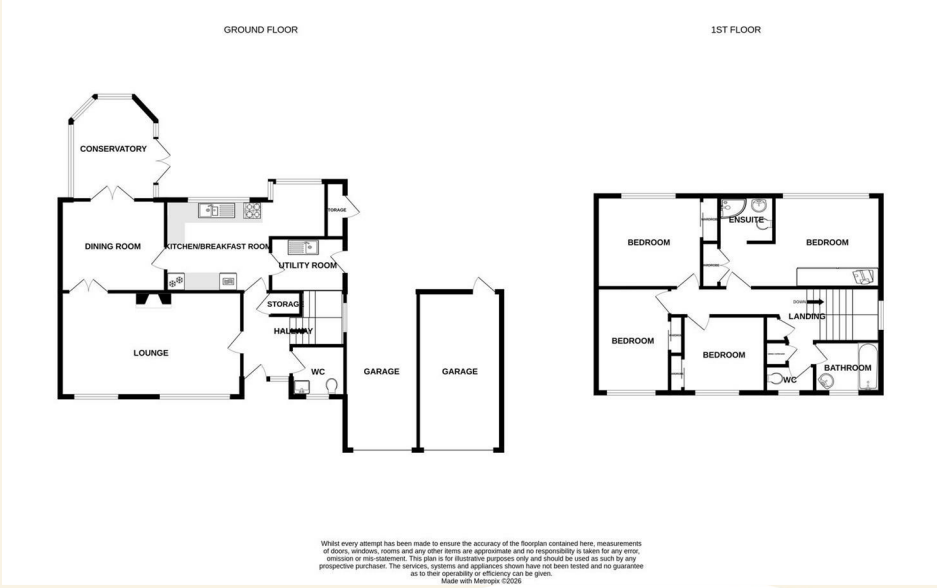
INTEGRAL STORE

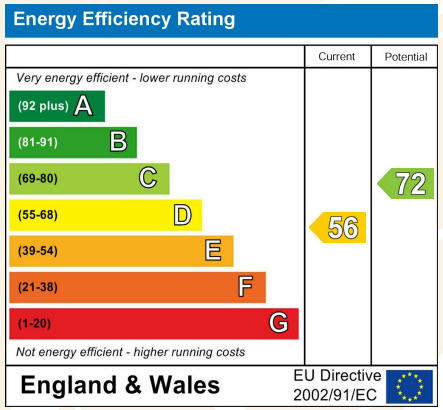
GARDENS
As previously mentioned.

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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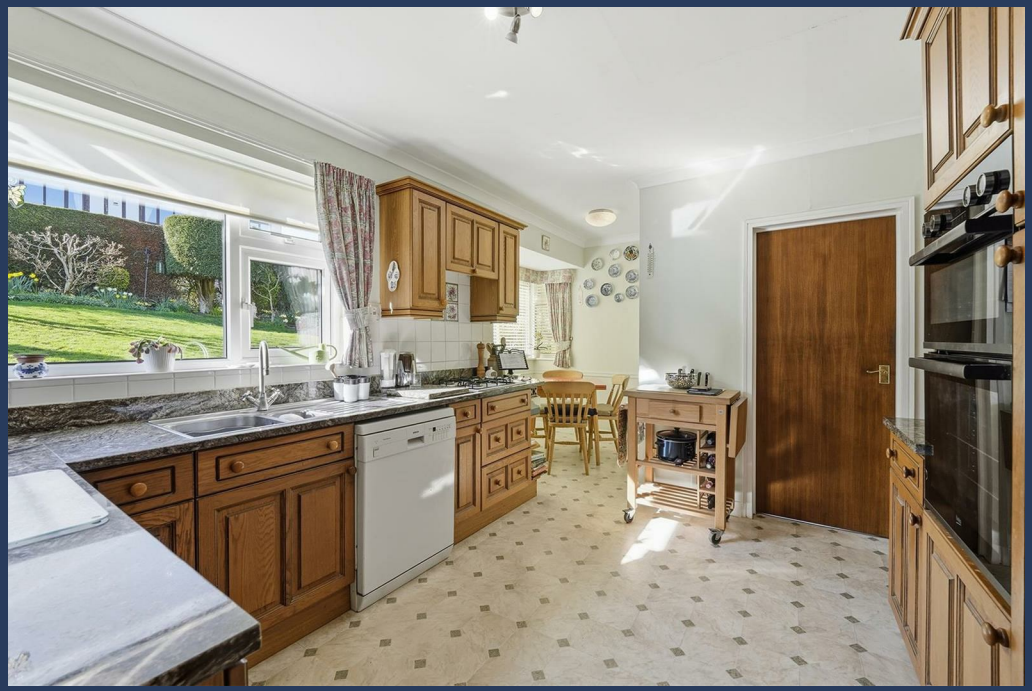
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