



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Hillcrest, Wilmslow Old Road, Mottram St. Andrew, Cheshire, SK10 4QP

A magnificent opportunity to acquire a four bedroom, two bathroom extended semi-detached property situated in the heart of Mottram St Andrew backing onto and the village bowling green and superb view over the Cheshire Plain.

Guide Price £625,000

Constructed of brick, this substantial beautifully extended semi-detached property offers the discerning purchaser a wonderful home located in the heart of the prestigious village of Mottram St Andrew and within a short drive of local amenities. The accommodation briefly comprises on the ground floor a recessed porch, entrance hall, WC, sitting room, 18ft lounge with feature fireplace and fantastic views, kitchen with built-in appliances leading through to a garden room/dining room again with wonderful views towards the open countryside. To the first floor the landing allows access to four well proportioned bedrooms and two bathrooms (one en-suite). A gas fired central heating system has been installed.

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

The property is situated well back off Wilmslow Old Road and is approached via a deep tarmac driveway with adjacent lawn with flower borders, shrubs and wonderful pretty little apple tree. The driveway allows ample hardstanding for motor vehicles and easy access to the integral garage. The rear garden is again laid mainly down to lawn with well stocked borders, shrubs and patio areas. A special mention must be made to the fabulous views over the open countryside and the village bowling green.

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 30 minutes drive of the property.

Directions: From our Prestbury office bear right at the mini roundabout and continue up Castle Hill. Castle Hill in turn leads into Wilmslow Road turning left at the Bulls Head Public House into Priest Lanes. After approximately a quarter of a mile turn right into Wilmslow Old Road where the property can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

With radiator, stairs to first floor.

WC

With low level WC, vanity wash hand basin.

SITTING ROOM 12'4" x 12'2"

With radiator, cast iron log burning stove.

LOUNGE 18'9" x 11'6"

With radiator, feature fireplace and hearth, wonderful views.

KITCHEN 17'4" x 11'2" (narrowing to 7'9")

With fitted units including base cupboards and drawers, wall cupboards and worktops, five ring gas hob with extractor hood, oven/grill, stainless steel sink unit, access to garage, radiator, opening through to:

GARDEN ROOM/DINING ROOM 16' x 9'8"

With radiator, picture windows and door allowing access and views over the rear garden and countryside beyond.

FIRST FLOOR

LANDING

With access to roofspace.

BEDROOM 1 15'3" x 9'11"

With fitted wardrobes with overhead storage cupboards, radiator.

EN-SUITE

With paneled bath and overhead shower, vanity wash hand basin with store cupboards below, low level WC, radiator, part tiled walls, linen cupboard.

BEDROOM 2 12'1" x 10'11"

With radiator, fitted wardrobes overhead storage cupboards.

BEDROOM 3 11'4" x 9'11"

With radiator, fitted wardrobes overhead storage cupboards, wonderful views.

BEDROOM 4 8'3" x 6'11"

With radiator and lovely views.

SHOWER ROOM/WC

With vanity wash hand basin with store cupboards below, low level WC, shower, radiator/towel rail, part tiled walls.

OUTSIDE

GARAGE 21'6" x 10'

With up and over door, fitted units, stainless steel sink unit, 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.

PRESTBURY OFFICE:

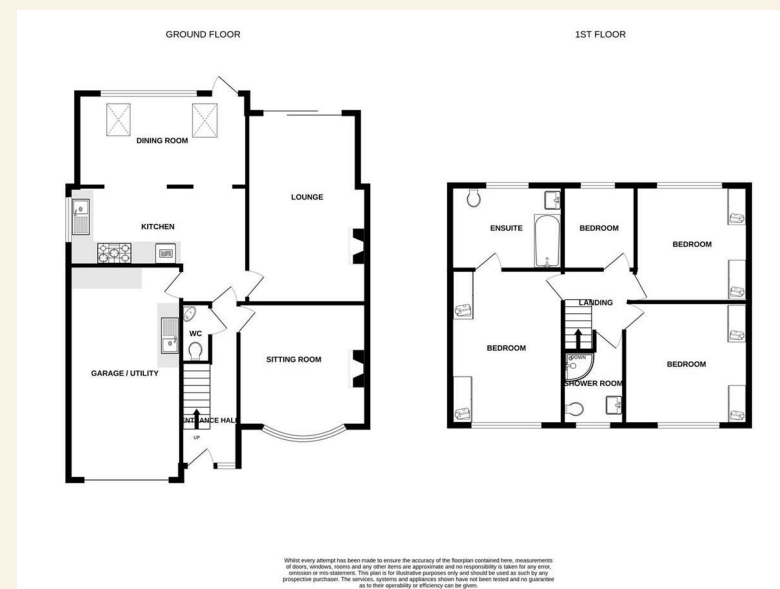
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(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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